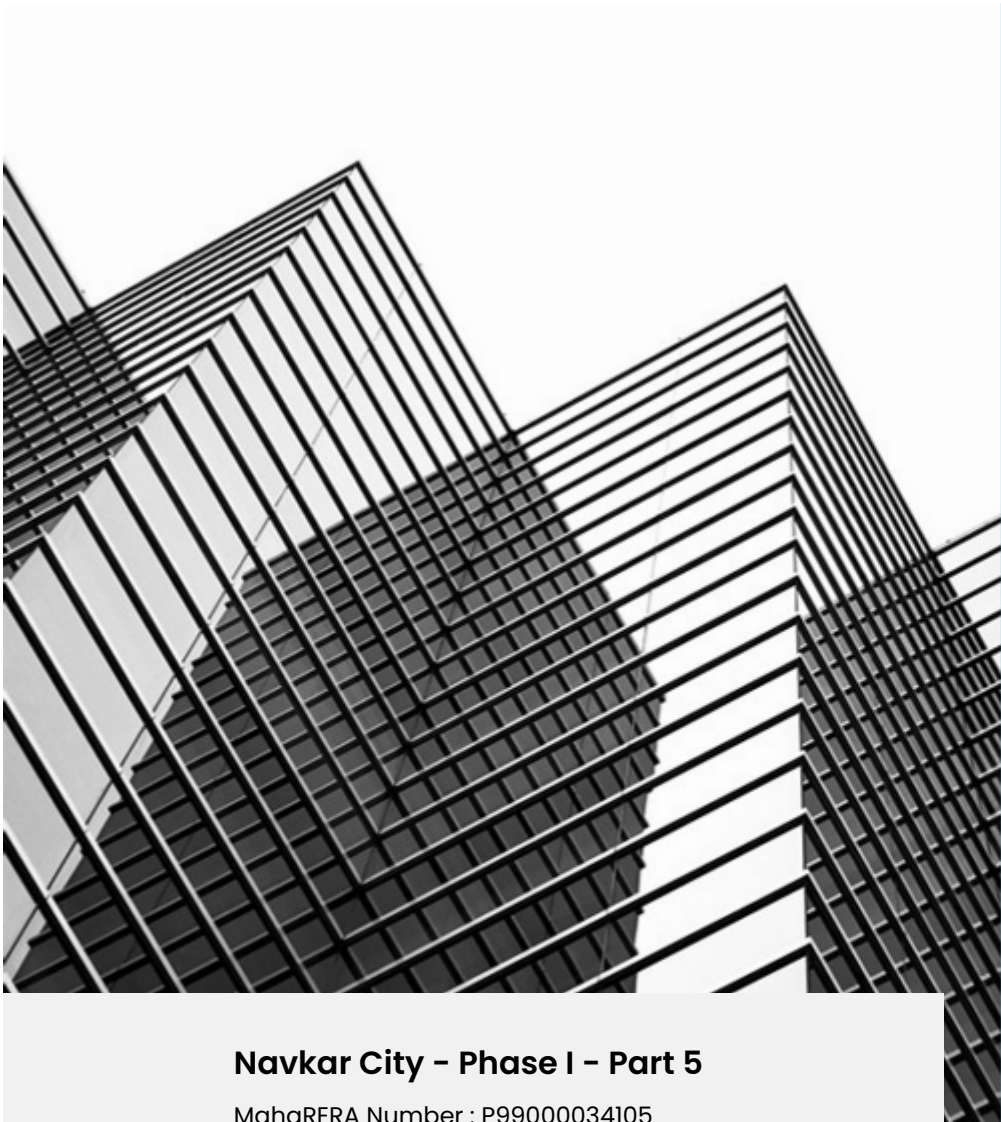


propscience.com

# PROP REPORT



**Navkar City - Phase I - Part 5**

MahaRERA Number : P99000034105



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

## LOCATION

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 85 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Juchandra Bus Stop **1 Km**
- Naigoan Railway Station **2.4 Km**
- NH 48 Highway **9.5 Km**
- Siddharth Hospital **1 Km**
- Don Bosco School **250 Mtrs**
- Mittal Shopping Mall **2.1 Km**
- Dmart **12.2 Km**

# LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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NAVKAR CITY - PHASE I -  
PART 5

# BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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NAVKAR CITY - PHASE I -  
PART 5

# PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st July, 2026

4400 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	NA

NAVKAR CITY - PHASE I -  
PART 5

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Navkar Blossom D-1	2	24	8	1 BHK,2 BHK	192
Navkar Empire - H1 wing	2	24	8	1 BHK,2 BHK,3 BHK	192

First Habitable Floor

1st Floor

## Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

NAVKAR CITY – PHASE I –  
PART 5

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	300 sqft
2 BHK	494 sqft
1 BHK	276 sqft
2 BHK	494 sqft
3 BHK	506 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

NAVKAR CITY - PHASE I -  
PART 5

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 3000000 to 3200000
2 BHK	--	--	INR 3700000
3 BHK	--	--	INR 4500000

**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
2%	7%	INR 65000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 400000	INR 85000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

Details of some of the latest transactions can be viewed in Annexure A.



## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	63
Connectivity	65
Infrastructure	72
Local Environment	100
Land & Approvals	50
Project	66
People	39

<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>61/100</b>

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NAVKAR CITY - PHASE I -  
PART 5

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