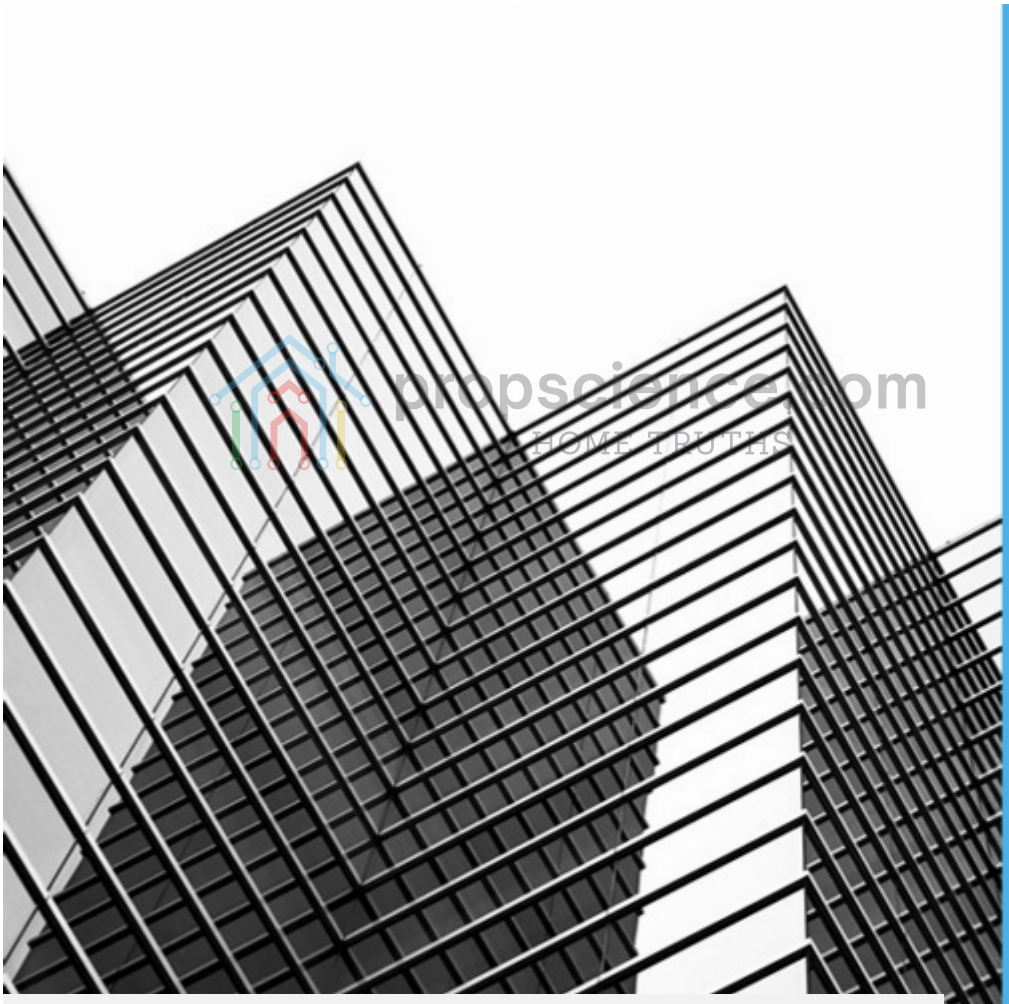
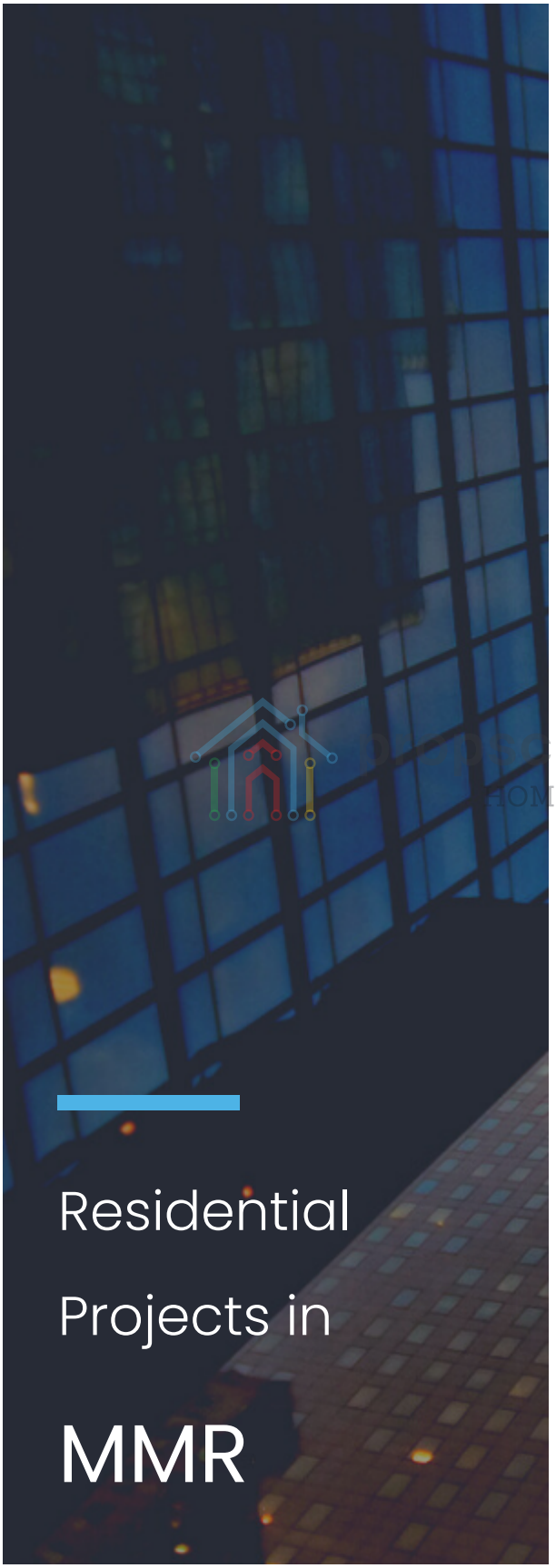
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# PROP REPORT




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

MahaRERA Number : P99000034105



Residential Projects in MMR

# WE HELP YOU MAKE THE INVESTMENT

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.

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# 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 .

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## 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

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

NAVKAR CITY - PHASE I - PART 5

# BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

NAVKAR CITY - PHASE I - PART 5

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|

| | | |
|---|---|---|
| Completed on 31st July, 2026 | 4400 Sqmt | 1 BHK,2 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | Sit-out Area |
| **Business & Hospitality** | Clubhouse |
| **Eco Friendly Features** | NA |

NAVKAR CITY - PHASE I - PART 5

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# 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 - H 1 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

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

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

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

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NAVKAR CITY - PHASE I - PART 5

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|

| | | | |
|---|---|---|---|
| 1 BHK | -- | -- | INR 3000000 to 3200000 |
| 2 BHK | -- | -- | INR 3700000 |
| 3 BHK | -- | -- | INR 4500000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 2% | 7% | INR 65000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 400000 | INR 85000 |

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| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | 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 |

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| | |
|---|---|
| **Amenities** | 42 |
| **Building** | 65 |
| **Layout** | 53 |
| **Interiors** | 63 |
| **Pricing** | 50 |
| **Total** | **61/100** |



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