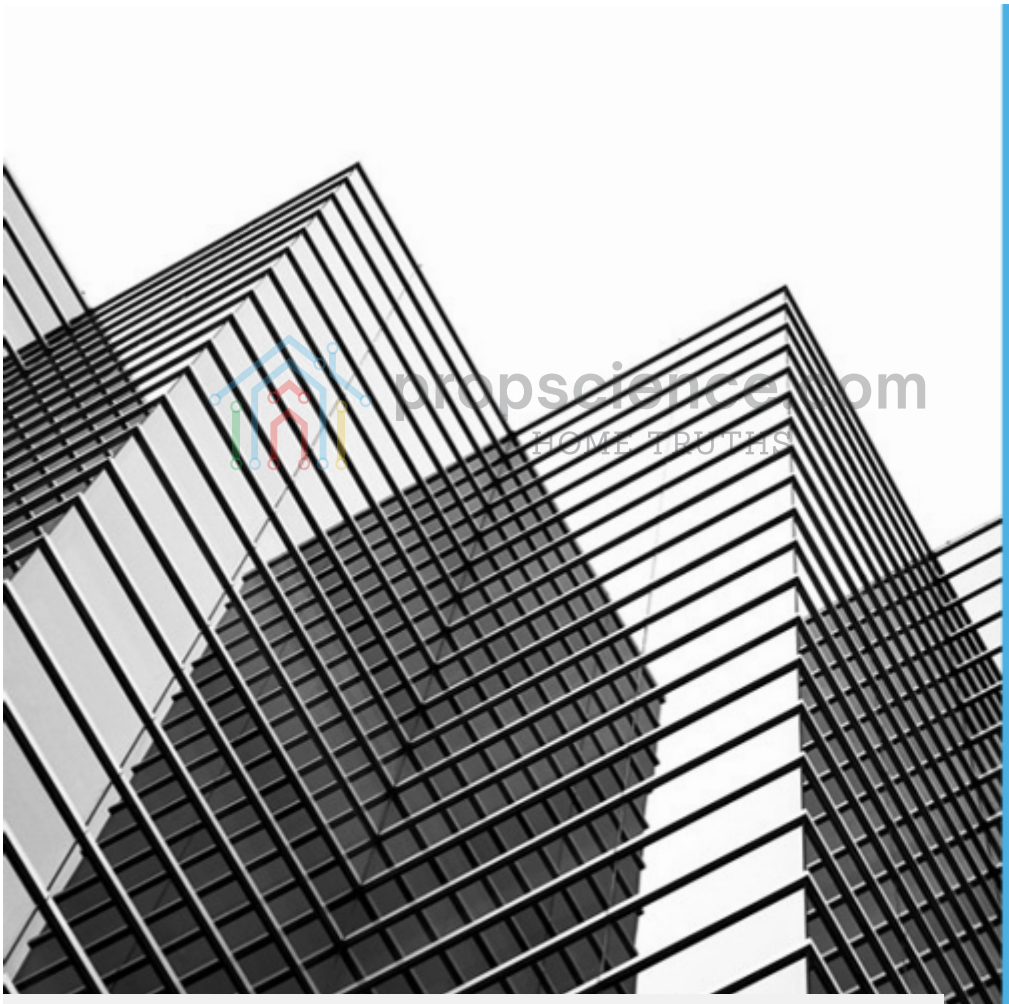
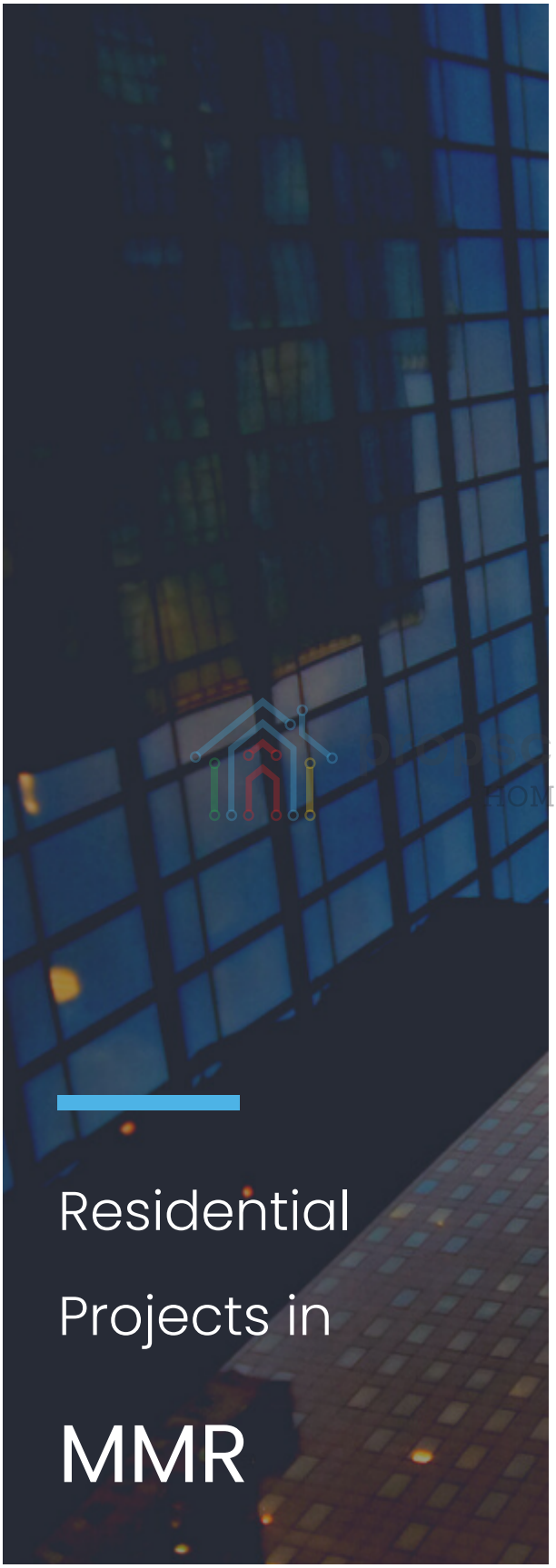
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PROP REPORT



Navkar City - Phase I - Part 8

MahaRERA Number : P99000033433



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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HOME TRUTHS

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
August 2022	NA	1

NAVKAR CITY - PHASE I - PART 8

BUILDER & CONSULTANTS

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

NAVKAR CITY - PHASE I - PART 8

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2026	4550 Sqmt	1 BHK,2 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 8

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HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Navkar City - Phase I - Part 8	2	24	8	1 BHK,2 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 8

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	276 sqft
2 BHK	470 sqft

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HOME TRUTHS

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

NAVKAR CITY - PHASE I - PART 8

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HOME TRUTHS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3000000
2 BHK	--	--	INR 3500000

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

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

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Transaction History

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

NAVKAR CITY - PHASE I - PART 8

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	76
People	39
Amenities	42
Building	65
Layout	53
Interiors	63
Pricing	50

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Total	**61/100**

NAVKAR CITY - PHASE I - PART 8

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