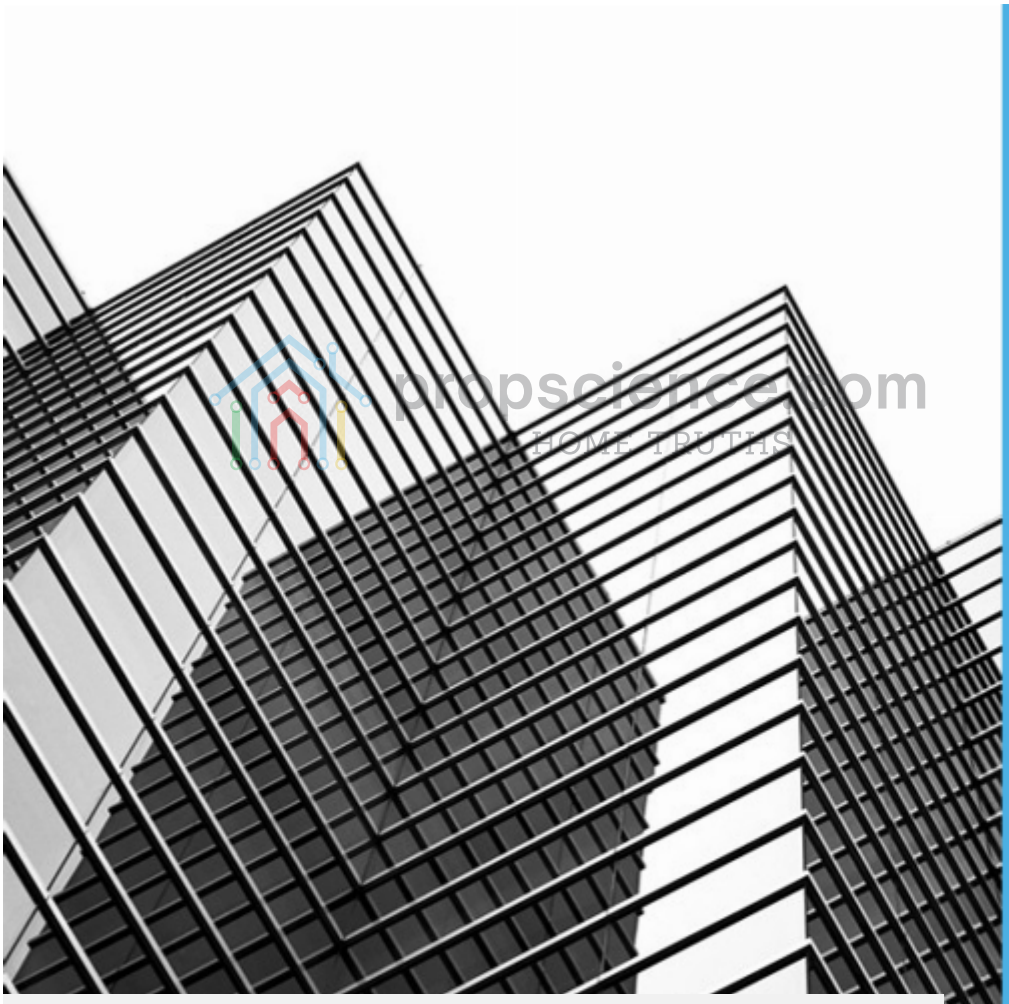
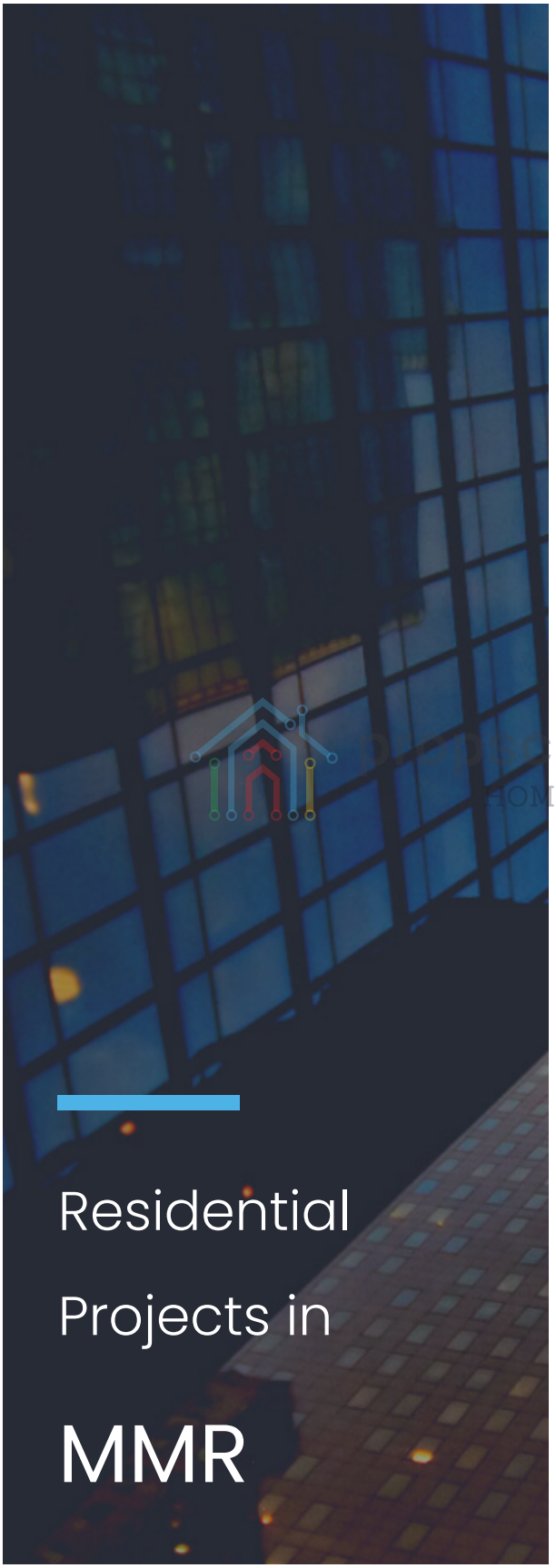
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PROP REPORT



New Sky Mahira Tower

MahaRERA Number : P99000025853



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.

Propscience.com HOME TRUTHS

LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

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- Vasai Road Railway Station **6.5 Km**
- Platinum Hospital **3.9 Km**
- Shree Sadguru Sai Nath High School **2.8 Km**
- D'Mart **6.4 Km**

NEW SKY MAHIRA TOWER

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints

NA	NA	1

NEW SKY MAHIRA TOWER

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

NEW SKY MAHIRA TOWER

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HOME TRUTHS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2023	1.92 Acre	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

NEW SKY MAHIRA TOWER

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	1	7	9	1 BHK,2 BHK	63
First Habitable Floor					1st

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HOME TRUTHS

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

NEW SKY MAHIRA TOWER

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	341 - 345 sqft
2 BHK	480 - 520 sqft

Floor To Ceiling Height	NA
Views Available	NA

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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3000800 to 3036000
2 BHK	--	--	INR 4224000 to 4576000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
5%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

NEW SKY MAHIRA TOWER

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.

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HOME TRUTHS

Category	Score
Place	55
Connectivity	15
Infrastructure	44
Local Environment	30

Land & Approvals	44
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**42/100**

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HOME TRUTHS

NEW SKY MAHIRA TOWER

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