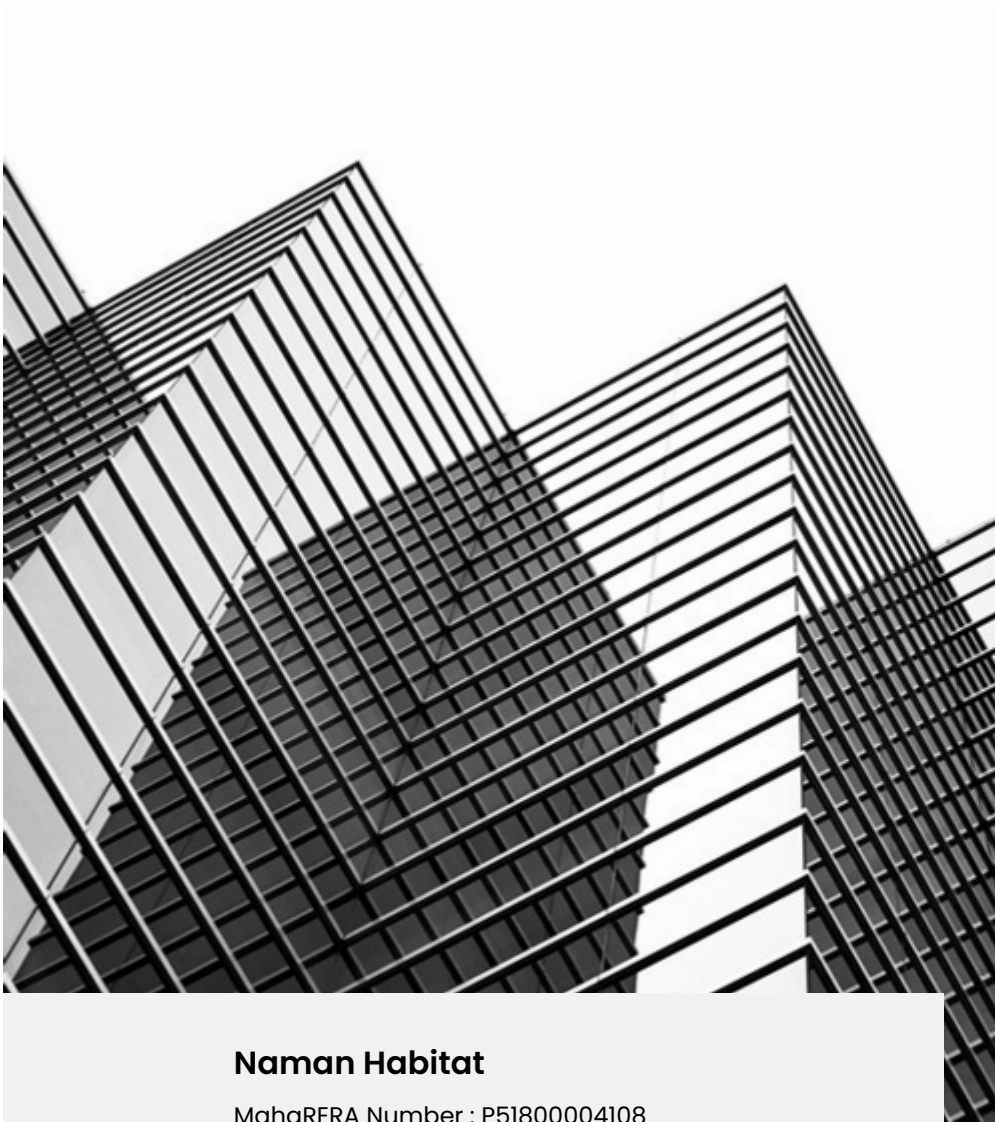


propscience.com

# PROP REPORT



**Naman Habitat**

MahaRERA Number : P51800004108



# 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.

## LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station          | Municipal Ward |
|-------------|-------------------------|----------------|
| Azad Nagar  | DN Nagar Police Station | Ward K West    |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 173 Moderate AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.00 Km**
- Andheri West Bus Depot, Railway station, Railway Colony, Andheri East, Mumbai, Maharashtra 400047 **1.10 Km**
- Azad Nagar **0.9 Km**
- Bandra Terminus, Naupada, Bandra East, Mumbai, Maharashtra **12.30 Km**
- Western Express Highway **2.50 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute, Rao Saheb, Achutrao Patwardhan Marg, Four Bungalows, Andheri West, Mumbai, Maharashtra 400053 **2.20 Km**
- Bhavan's College, 4RFP+XCH, JP Rd, Old D N Nagar, Munshi Nagar, Andheri West, Mumbai, Maharashtra 400058 **700 Mtrs**
- Fun Republic Mall, 4RMM+W4P, Fun Republic Rd, near Cinépolis, Industrial Area, Andheri West, Mumbai, Maharashtra 400102 **2.10 Km**
- Apna Bazar Building, JP Rd, Azad Nagar, Andheri West, Mumbai, Maharashtra 400058 **1.30 Km**

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NAMAN HABITAT

## LAND & APPROVALS

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

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NAMAN HABITAT

## BUILDER & CONSULTANTS

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|                          |                  |                         |
|--------------------------|------------------|-------------------------|
| <b>Project Funded By</b> | <b>Architect</b> | <b>Civil Contractor</b> |
| NA                       | NA               | NA                      |

NAMAN HABITAT

## PROJECT & AMENITIES

|                                |             |                   |
|--------------------------------|-------------|-------------------|
| <b>Time Line</b>               | <b>Size</b> | <b>Typography</b> |
| Completed on 30th August, 2020 | 1.75 Acre   | 2 BHK,3 BHK       |

### Project Amenities

|                                   |                                          |
|-----------------------------------|------------------------------------------|
| <b>Sports</b>                     | Jogging Track,Kids Play Area,Gymnasium   |
| <b>Leisure</b>                    | Amphitheatre,Temple                      |
| <b>Business &amp; Hospitality</b> | NA                                       |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Landscaped Gardens |

NAMAN HABITAT

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A                | 3               | 19           | 4               | 2 BHK,3 BHK    | 76             |
| B Wing                | 3               | 19           | 4               | 2 BHK          | 76             |
| C Wing                | 3               | 19           | 4               | 2 BHK,3 BHK    | 76             |
| First Habitable Floor |                 |              |                 | 5th floor      |                |

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

NAMAN HABITAT

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 782 - 807 sqft    |

|       |                  |
|-------|------------------|
| 3 BHK | 1094 sqft        |
| 2 BHK | 778 sqft         |
| 2 BHK | 774 sqft         |
| 3 BHK | 1025 - 1037 sqft |

|                                |                       |
|--------------------------------|-----------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet |
| <b>Views Available</b>         | Road View / No View   |

|                                         |                                                                                                                                   |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles,Anti Skid Tiles                                                                                   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors                                                                 |
| <b>HVAC Service</b>                     | NA                                                                                                                                |
| <b>Technology</b>                       | NA                                                                                                                                |
| <b>White Goods</b>                      | NA                                                                                                                                |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | INR 39000     | INR 30186000    | INR 30186000 to 31473000 |
| 3 BHK         | INR 39000     | INR 41000000    | INR 41000000 to 42666000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | NA            |

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

**Bank Approved  
Loans**

Axis Bank,HDFC Bank,ICICI Bank,SBI Bank

## Transaction History

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

NAMAN HABITAT

# 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             | 65    |
| Connectivity      | 83    |
| Infrastructure    | 100   |
| Local Environment | 80    |
| Land & Approvals  | 50    |

|                  |               |
|------------------|---------------|
| <b>Project</b>   | 85            |
| <b>People</b>    | 39            |
| <b>Amenities</b> | 36            |
| <b>Building</b>  | 63            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>63/100</b> |

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NAMAN HABITAT

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