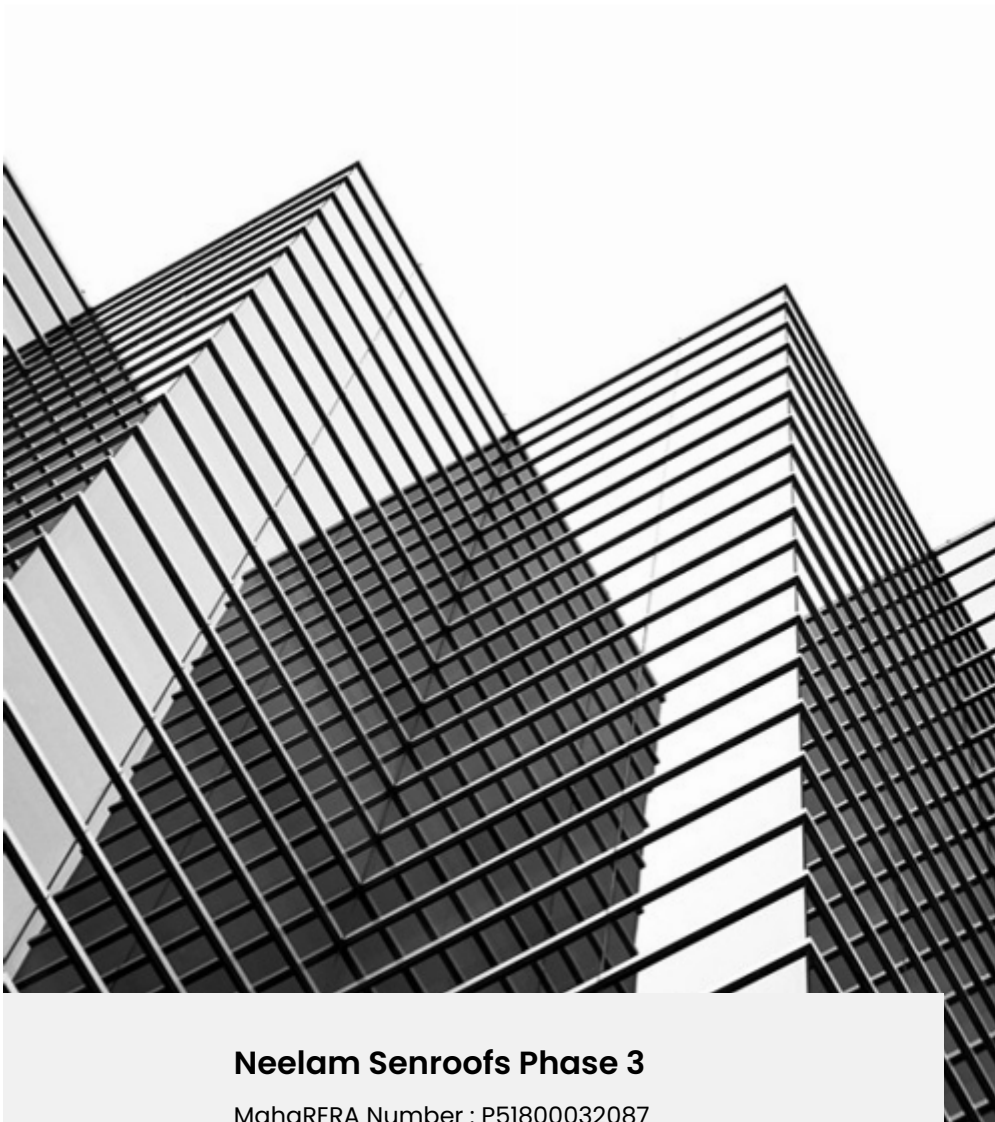


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PROP REPORT



Neelam Senroofs Phase 3

MahaRERA Number : P51800032087



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 Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund East	Navghar Police Station	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 306 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj Terminus **30.5 Km**
- Nahur Bus Stop **500 Mtrs**
- Nahur Railway Station **800 Mtrs**
- Mulund - Airoli Rd **1 Km**
- Fortis Hospital Mulund **2 Km**
- Orchids The International School **3.2 Km**
- Korum Mall **7 Km**
- Shreeji Super Market **50 Mtrs**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2027	6.2 Acre	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

NEELAM SENROOFS PHASE 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Senon	7	44	8	2 BHK,3 BHK	352

First Habitable Floor

1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

NEELAM SENROOFS PHASE

3

FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK

864 sqft

3 BHK

1125 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring

Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	NA

NEELAM SENROOFS PHASE

3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 22000000
3 BHK	--	--	INR 28600000

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

GST	Stamp Duty	Registration
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5%	7%	INR 35000
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	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

NEELAM SENROOFS PHASE
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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	1168	32	INR 23367239	INR 20006.2

December 2022	1066	28	INR 20489552	INR 19220.97
December 2022	1066	19	INR 19505838	INR 18298.16
December 2022	1066	19	INR 19269838	INR 18076.77
December 2022	1168	40	INR 28412192	INR 24325.51
December 2022	1161	18	INR 22922090	INR 19743.4
December 2022	1168	34	INR 27195344	INR 23283.68
November 2022	1161	18	INR 22737162	INR 19584.12
November 2022	819	29	INR 16315230	INR 19920.92
November 2022	833	30	INR 19012726	INR 22824.4
November 2022	833	35	INR 16425164	INR 19718.08

October 2022	1066	20	INR 20721552	INR 19438.6
October 2022	1168	43	INR 26885334	INR 23018.27
October 2022	819	21	INR 14865230	INR 18150.46
September 2022	843	6	INR 14531474	INR 17237.81
September 2022	833	32	INR 16459202	INR 19758.95
August 2022	843	15	INR 15147664	INR 17968.76
August 2022	833	14	INR 15076345	INR 18098.85

NEELAM SENROOFS PHASE

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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	73
Connectivity	83
Infrastructure	64
Local Environment	63
Land & Approvals	50
Project	71
People	39
Amenities	62
Building	57
Layout	65
Interiors	63
Pricing	50
Total	62/100

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