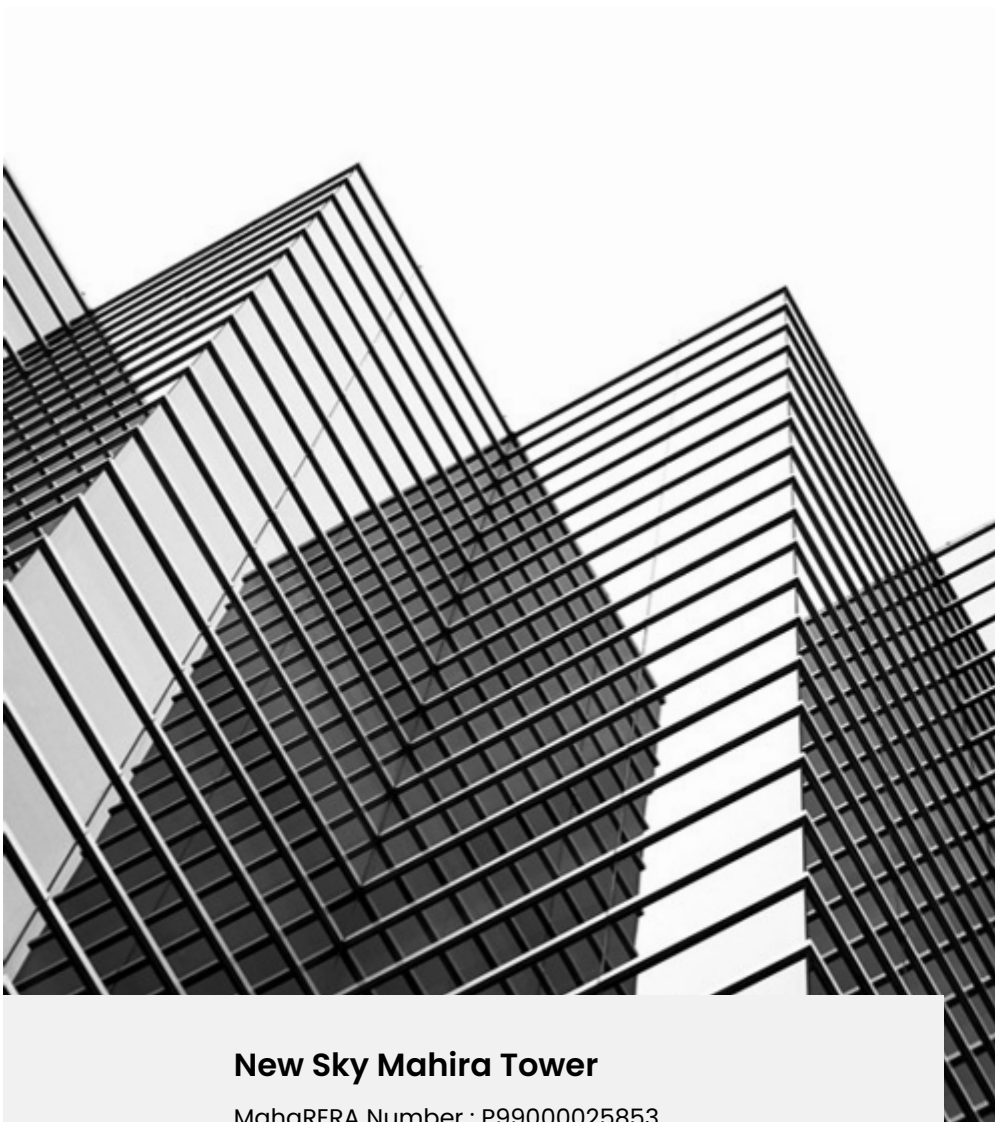


propscience.com

# 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.

## 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

- 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**

## 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

## 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            |                |

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 |

|                              |                                                   |
|------------------------------|---------------------------------------------------|
| 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.

| 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.

| Category          | Score |
|-------------------|-------|
| Place             | 55    |
| Connectivity      | 15    |
| Infrastructure    | 44    |
| Local Environment | 30    |



|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 65            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 36            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 53            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>42/100</b> |

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NEW SKY MAHIRA TOWER

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