

**Project: Neptune Swarajya, Ambivali (West), Thane.**  
**Developer: Neptune Group**  
**Date of Visit: Mar 28, 2009**

Neptune Group has recently launched an affordable housing project in Ambivali near Kalyan named Swarajya. Spread across 130 acres of land, the project will consist of a total of 10,000 units spread across 6 sectors. Based on our visit to the property site and a look at the sample flat, we have the following observations:

**Project Location:**

It took us mere 5 minutes from Ambivali railway station by car to reach the site location. If one was to travel on foot from the station to the project site, it would take approximately 15~20 minutes.

The area around the site is currently consisting of only small hutments and shops. No residential, commercial and organised retail establishments are present in the vicinity, except for Balkrishna Paper Factory which was on the way. National Rayon's headquarter is also situated in Ambivali East.

Also Nirmal Lifestyle has recently launched a residential township called "Lifestyle City" at a distance of 5km from Kalyan station near Ajanta Paper Mills.



**Project Highlights:**

Presently only Sector 1 is launched as highlighted in the image above which consists of total 13 buildings. Bookings are currently open only for 9 buildings. The construction is about to start in May, 2009 and the builder proposes to give possession by June, 2010. Of the 9 buildings, 5

buildings are slated for 1BHK tenements, 7 flats to each floor in a G+5 floors structure. The remaining 4 buildings are going to house six 2BHK to a floor, again in a G+5 structure.

No major amenities are provided by the developer except for free parking and bus service from railway station. Also proposed in the township are healthcare, retail & educational institutes close to Sector 1. Water supply to this project will be provided by Kalyan Dombivli Municipal Corporation.

As the locality suffers from a daily load shedding for 6 hours, one of the amenities desired was an inverter backup in each unit, which has not been provided by the developer. Power back up is available only for the elevators. An inverter backup may not have been provided as this happens to be an affordable housing project.

There are no hospitals or nursing homes in the area at the moment; the nearest one is in Kalyan, however, there is one proposed by the builder within the complex. The builder has also proposed a school in the complex; there is a school in Ambivali catering to the local requirements, about 1.5 kms from the project site.

The project has easy accessibility to the following :

- Titwala Ganesh Mandir – 6 kms away
- Birla Mandir – 4 kms away

### **Project Details:**

The details of the project are tabulated below:

Rate per sq ft	1 BHK - 1499/- 2 BHK - 1599/- <b>Rates to be revised from 13-Apr-09.</b>
Size of Apartment (1 BHK)	315 sq ft saleable area - 233 sq ft carpet area
Size of Apartment (2 BHK)	523 sq ft saleable area - 387 sq ft carpet area
Minimum Capital Value (1 BHK)	4.73 lacs + Stamp + Registration + Society Chgs.
Minimum Capital Value (2 BHK)	8.36 lacs + Stamp + Registration + Society Chgs.
Maintenance Charges	Rs. 1.5 per sq ft per month
Construction Status	Construction to start from May 2009
Completion Date	June 2010
No. of Floors	G+5 - Elevator from 3 <sup>rd</sup> floor onwards
Project Approval Status	Approvals for the project from major financial institutions like ICICI, SBI, LIC etc are under process at the moment.

	1 BHK Floors		2 BHK Floors	
	Gr / 1 <sup>st</sup> / 2 <sup>nd</sup>	3 <sup>rd</sup> / 4 <sup>th</sup> / 5 <sup>th</sup>	Gr / 1 <sup>st</sup> / 2 <sup>nd</sup>	3 <sup>rd</sup> / 4 <sup>th</sup> / 5 <sup>th</sup>
Total Flat Cost	472,185	487,935	836,227	862,427
Share Money+Society Formation Chgs+Electric Chgs+Water Chgs	18,100	18,100	25,100	25,100
Stamp Duty + Registration + Admin	12,998	13,627	34,287	35,855
<b>TOTAL COST TO CUSTOMER</b>	<b>503,283</b>	<b>519,662</b>	<b>895,614</b>	<b>923,382</b>

### **Features:**

- ◆ Structure designed for energy conservation
- ◆ Water- proof cement based paints
- ◆ Courtyard space between buildings giving breathing space and safe playing areas

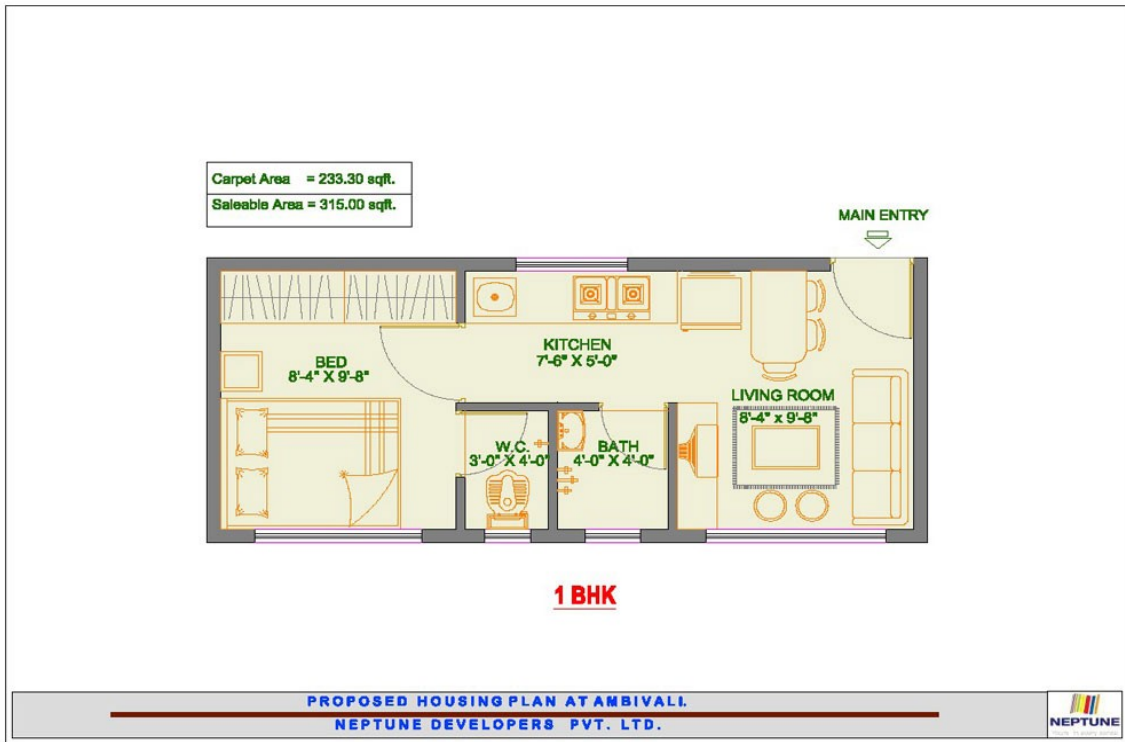
### **In- Flat Amenities:**

- ◆ 18" x 18" designer (porcelain) tiles flooring
- ◆ Oil-bound distemper paint
- ◆ Powder-coated aluminum windows
- ◆ Green marble platform with ss sink
- ◆ Dado tiles in kitchen
- ◆ Designer panel doors for main entrance
- ◆ Designer toilets with ceramic tiles
- ◆ Washbasin in bathroom
- ◆ Finest quality CP fittings & sanitary ware with concealed plumbing
- ◆ Concealed copper wiring with elegant modular switches

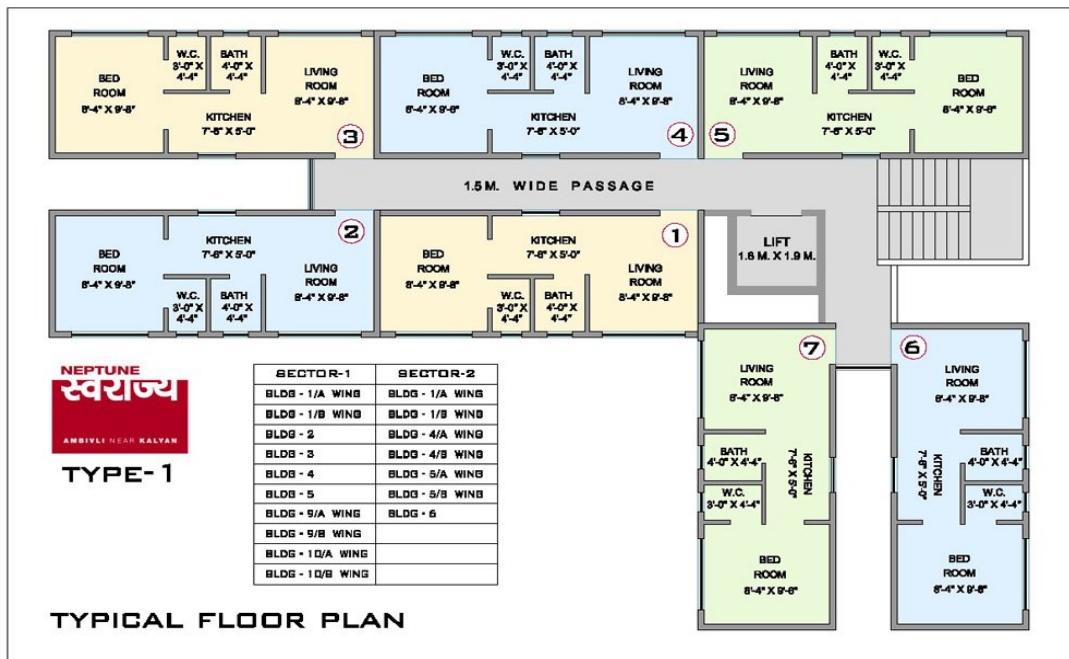
### **Our Viewpoint**

The product offered by Neptune here can be rightly classified as "Affordable" as it seems to be meant for the masses due to its pricing; capital values in Kalyan & Dombivli are presently in the range of Rs. 1800~2500 per sq ft. Also the proximity to the suburban railway station makes the deal even more attractive. Overall it could be said that the project presents a good opportunity for a home buyer, especially in the Lower Income Group and Middle Income Group categories, to experience the satisfaction of an independently owned home as even implied through the project name.

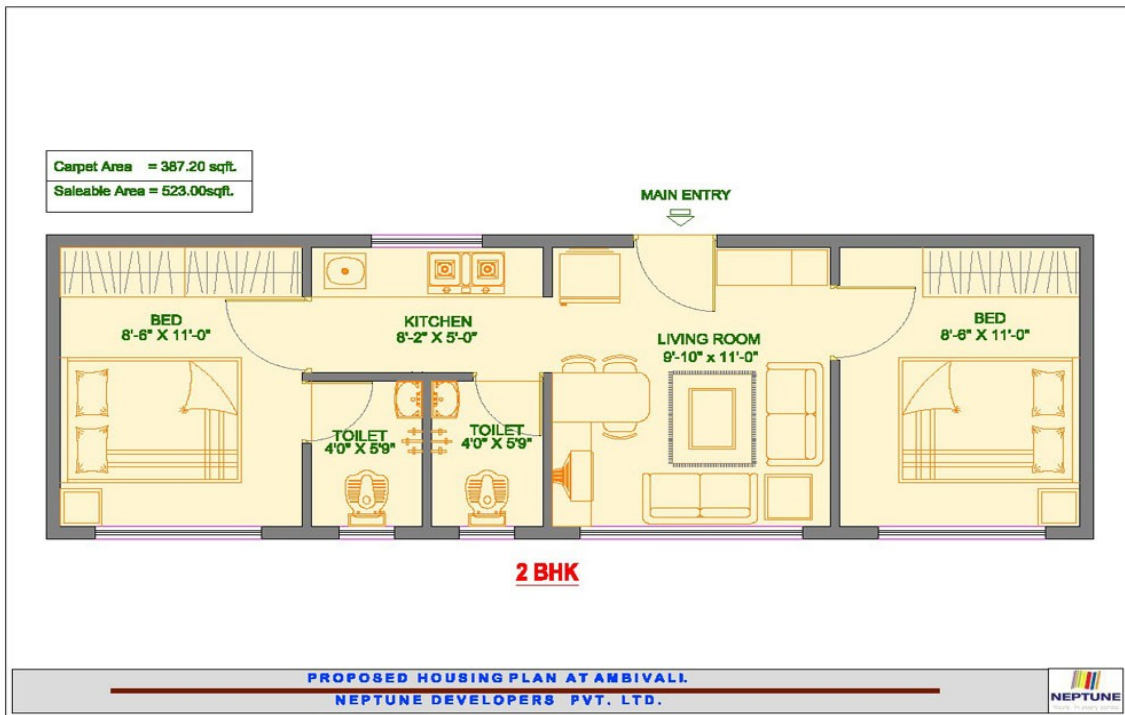
# 1 BHK Layout



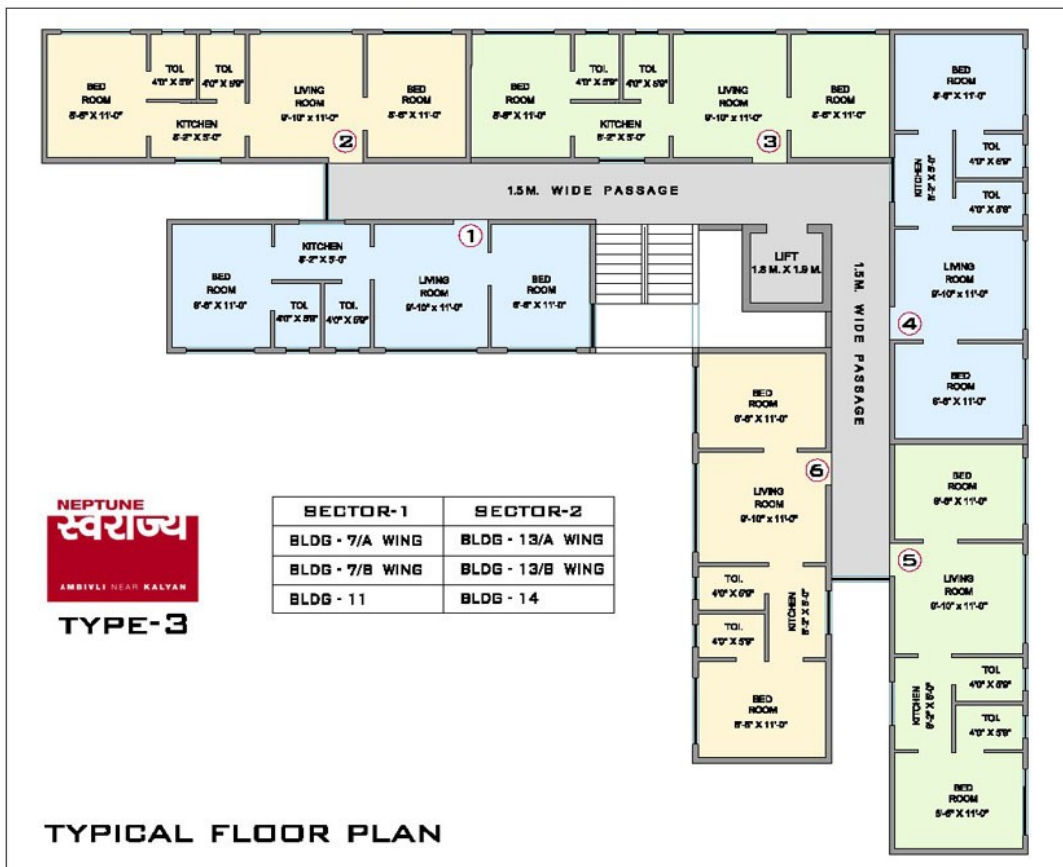
# Typical Floor Plan – 1 BHK



## 2 BHK Layout



## Typical Floor Plan – 2 BHK



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