

Kharghar

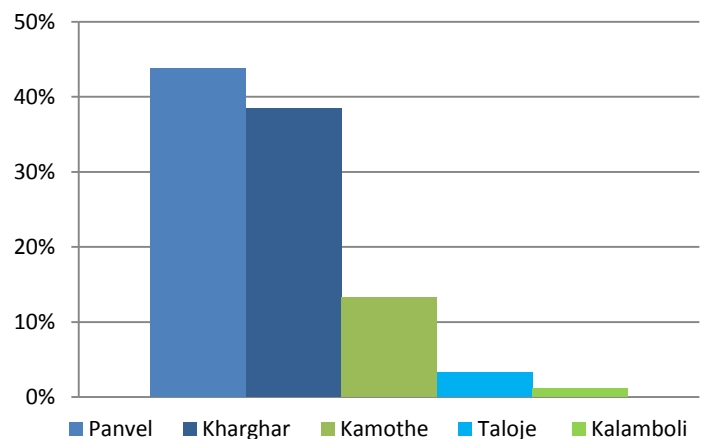
Kharghar - one of the most well planned nodes of Navi Mumbai is a developing residential as well as commercial micro market in Raigad district of Maharashtra. It is developed by CIDCO and has 45 sectors. Its proximity to the Belapur CBD, along with its good connectivity, green surroundings and infrastructure developments like wide roads, skywalks, Central Park, Golf Course etc. are some of the factors that have led to growth and high residential demand in Kharghar.

It is known to be the third most developed locality in Navi Mumbai after Vashi and Nerul. But unlike previous developments in Navi Mumbai, Kharghar is comparatively new with wider roads and better connectivity.



Micro Market	Average Capital Values (Price/sqft)
Kharghar	6000 - 7000
Taloje	4000 - 4500
Panvel	5000 - 5500
Kalamboli	5500 - 6500
Kamothe	5500 - 6500

Residential Demand in Kharghar and its neighbouring localities

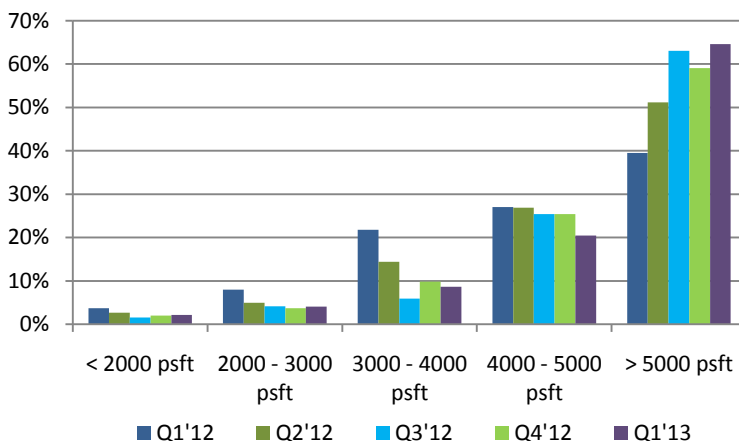


- The Sion Panvel Highway connects it to Mumbai mainland and other localities in Navi Mumbai
- Uran Road is another major connector for the locality
- Kharghar is connected via the Harbour Line of Mumbai Suburban Railway Network
- The Kharghar Railway Station is a well designed landmark building having parking facility for 450 cars and 750 two wheelers on its roof
- The under construction metro rail will put Kharghar on the metro map and further improve its connectivity

Major Residential Projects in Kharghar:

PROJECT	DEVELOPER	PROPERTY PRICE (INR psft)
Pristine	Tricity Pvt Ltd	6400
Windsor Height	Swastik Enterprises	7500
Vishwa Hans	Shivam Builder	7500
Pride	Future Homes	5500
Sai Spring	Paradise Group	7200
Upscale	Adhiraj Construction	5700 - 5900
Celestia	Krish Developers	6400 – 6500
Solitaire	Dev Enterprises	5100
Sai Mannat	Paradise Group	7800 - 8400

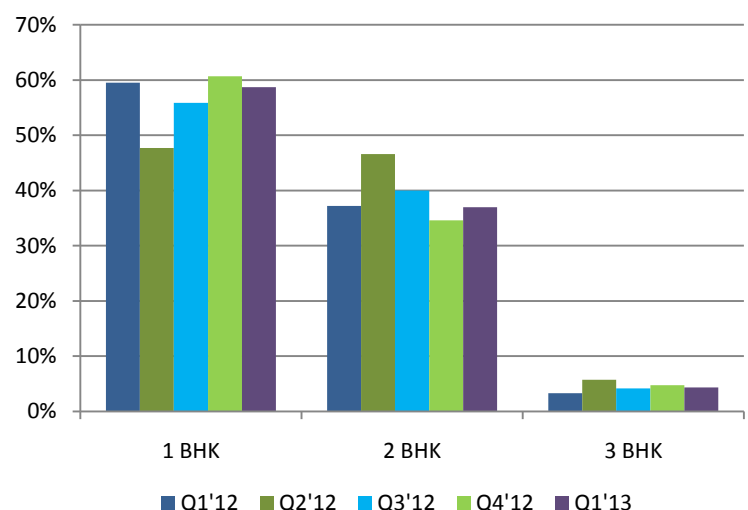
Budget Preference of Buyers (per Sqft unit rate)



- With institutions like National Institute of Fashion Technology (NIFT) and ITM Business School, Kharghar is being perceived as an education centre
- The six lane Mumbai-Pune Expressway starts at Kalamboli, which is next to Kharghar
- ISCKON commenced construction of their temple in Kharghar
- The locality is liveable with adequate number of utility shops, departmental stores and super markets in every sector
- Connectivity within Kharghar is still an issue with limited public transport facilities

- The operational 18-hole golf course and 80 hectares Central Park have been highlights of Kharghar
- During rains the low-lying areas face problem of water stagnation
- The capital value of residential properties has increased here in the range of 30-40% in the past 3 years
- Even though sales have reduced here in last 5 quarters, demand is still comparatively high in Kharghar
- Kharghar is considered to be one of the highest selling, serene and liveable residential hubs in MMR region

Unit Type Preference of Buyers



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