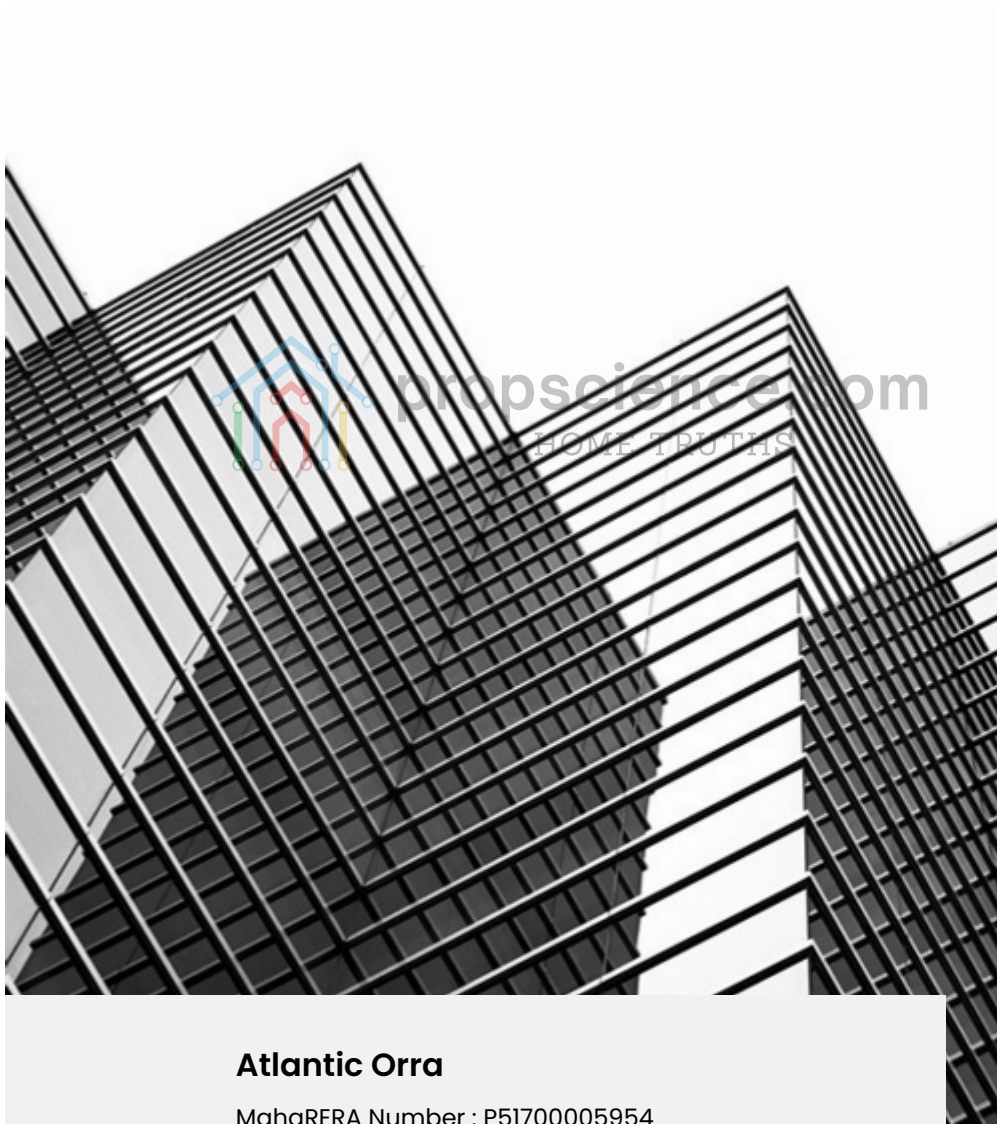


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# PROP REPORT



**Atlantic Orra**

MahaRERA Number : P51700005954



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 Kalyan West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.



### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 34 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **42.4 Km**
- Vasant Valley bus terminus **1.1 Km**
- Kalyan Railway Station **3.9 Km**
- Aadharwadi Chowk, Kalyan-Ahmednagar Highway **1.4 Km**
- Aayush Hospital **1.7 Km**
- St. Lawrence International School **700 Mtrs**
- Metro Junction Mall **4.9 Km**
- D- mart **3.7 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
2018 Ready to move	798 Sqmt	2 BHK

### Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Atlantic orra	1	6	4	2 BHK	24
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First Habitable Floor	1st
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## Services & Safety

- **Security** : Maintenance Staff,Intercom Facility,Security Staff
- **Fire Safety** : Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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HOME TRUTHS

Configuration	RERA Carpet Range
2 BHK	930 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 6639.78	INR 6175000	INR 6500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 0	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

### Transaction History

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



## 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

<b>Connectivity</b>	73
<b>Infrastructure</b>	70
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	69
<b>People</b>	48
<b>Amenities</b>	48
 <b>Building</b>	78
<b>Layout</b>	63
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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HOME TRUTHS

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