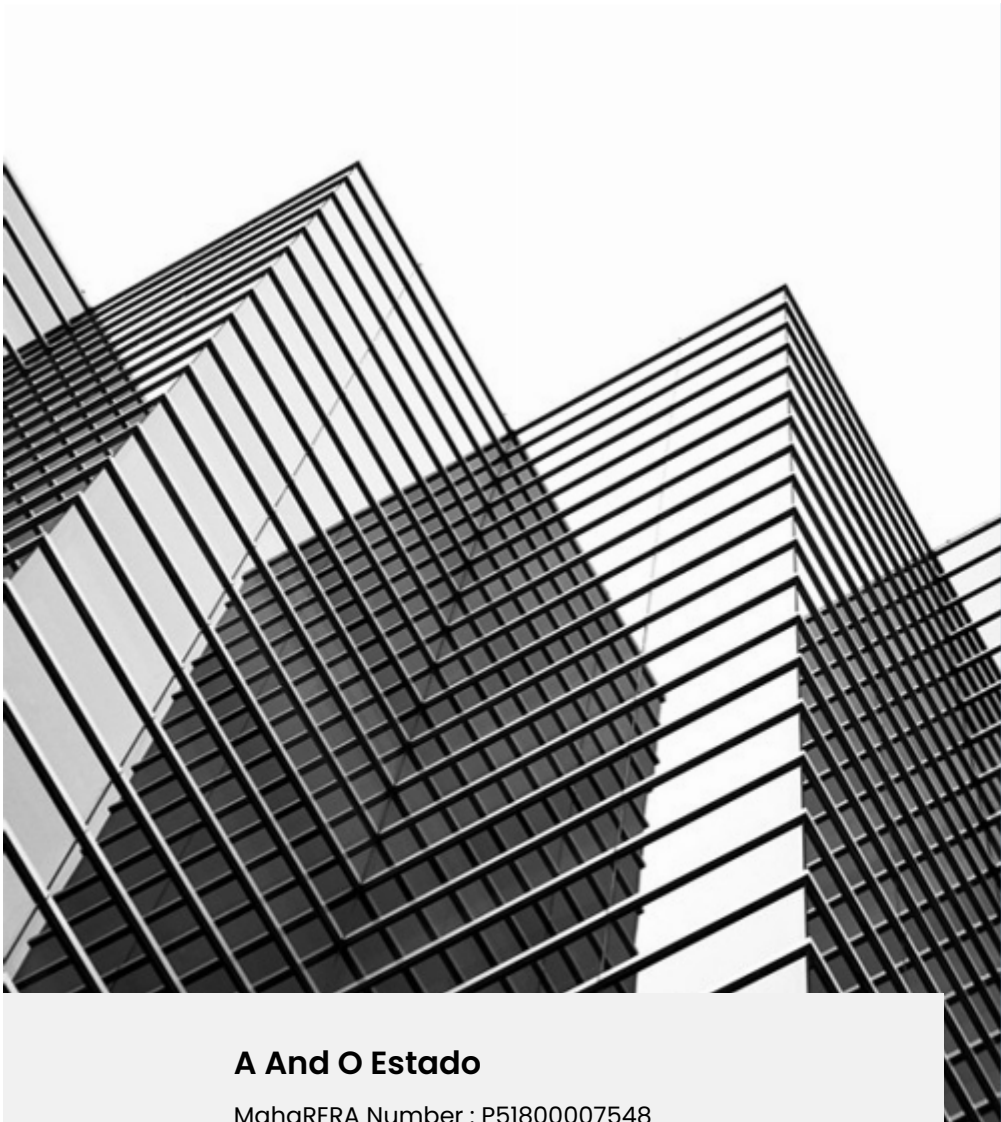


propscience.com

# PROP REPORT



**A And O Estado**

MahaRERA Number : P51800007548



# 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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

**Post Office**

**Police Station**

**Municipal Ward**

Government Colony

Khar Police Station

Ward H East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 84 Satisfactory AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **5.30 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.80 Km**
- Bandra Bus Station (E), D Block BKC, Kherwadi, Bandra East, Mumbai, Maharashtra 400051 **1.50 Km**
- Bandra Junction, Bandra Terminus, **2.70 Km**
- Western Express Highway **600 Mtrs**
- Guru Nanak Hospital **93.00 Mtrs**
- Chetana College, New Bldg., Survey No. 341, Government Colony, **450 Mtrs**
- Cinemax **100 Mtrs**
- Elco Market, A-1, Hill Rd, Patkar Blocks, Bandra West, Mumbai, Maharashtra 400050 **4.20 Km**

---

A AND O ESTADO

## LAND & APPROVALS

---

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

---

A AND O ESTADO

# BUILDER & CONSULTANTS

A&O Realty was founded by Chetan Bhanushali and Pravin Chamaria in 2013 and would be recognised as an entity synonymous with inclusive growth and high quality homes. The company has a history of growing its business on the principles of fairness and honesty by developing an organisation that will alter the way clients view and experience real estate. A&O Realty has constructed and delivered over 4 million square feet through 32 completed projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

A AND O ESTADO

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.48 Acre	2 BHK,3 BHK,3.5 BHK

## Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone

Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A and O ESTADO	3	16	6	2 BHK,3 BHK,3.5 BHK	96
First Habitable Floor				4th floor	

## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	663 – 824 sqft
3 BHK	1231 – 1241 sqft
3.5 BHK	1366 sqft

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

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA

White Goods	Modular Kitchen
-------------	-----------------

A AND O ESTADO

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 28500	INR 38931000	INR 38931000
2 BHK	INR 28500	INR 18895500	INR 18895500 to 23484000
3 BHK	INR 28500	INR 35083500	INR 35083500 to 35368500

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA



<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,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

### Transaction History

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

A AND O ESTADO

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2021	1209	10	INR 27500000	INR 22746.07
October 2021	1201	5	INR 39000000	INR 32472.94
October 2021	819	5	INR 26500000	INR 32356.53
October 2021	661	5	INR 21350000	INR 32299.55

<b>October 2021</b>	664	5	INR 21460000	INR 32319.28
<b>January 2021</b>	1199	6	INR 34500000	INR 28773.98
<b>December 2020</b>	1199	10	INR 31301550	INR 26106.38
<b>December 2020</b>	823	9	INR 21050750	INR 25578.07
<b>December 2020</b>	824	9	INR 21050750	INR 25547.03
<b>December 2020</b>	1209	9	INR 41950000	INR 34698.1
<b>December 2020</b>	1209	11	INR 41950000	INR 34698.1

A AND O ESTADO

## 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	48
Connectivity	83
Infrastructure	92
Local Environment	90
Land & Approvals	42
Project	64
People	46
Amenities	36
Building	63
Layout	62
Interiors	63
Pricing	40

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.