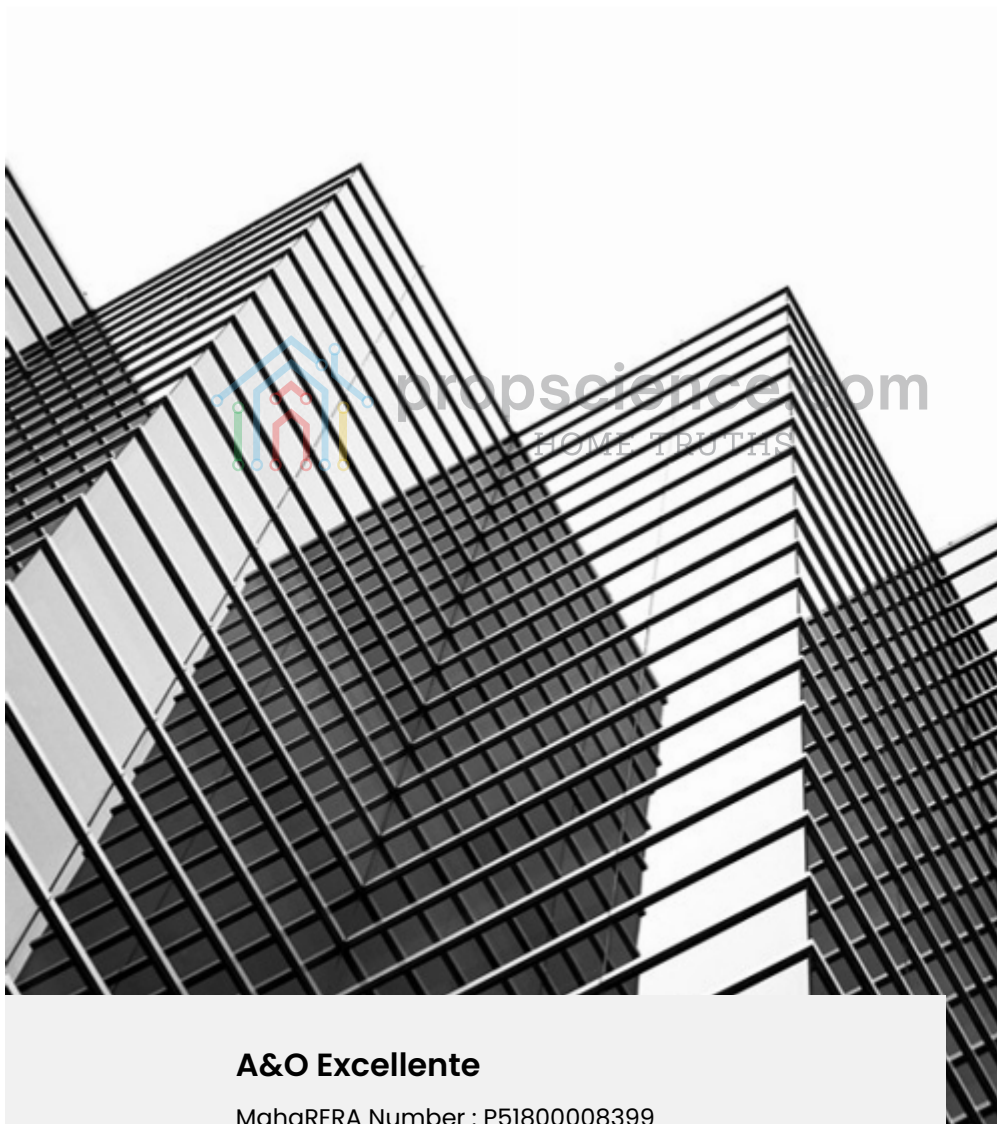


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PROP REPORT



A&O Excellente

MahaRERA Number : P51800008399



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 100 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **17.3 Km**
- Morning Bells, No 2, Sarojini Naidu Rd, Tambe Nagar, Asha Nagar, Mulund West **450 Mtrs**
- Mulund Railway Station (W) **450 Mtrs**
- Eastern Express Hwy, **2.5 Km**
- Fortis Hospital Mulund **2.3 Km**
- NES International School **2.1 Km**
- Korum Mall **3.6 Km**
- Bigmart retails, Shop no 4, Neelkanth Heights BP neelkant nagar **650 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	3	3

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	2 Acre	1 BHK,2.5 BHK

Project Amenities

Sports	Basketball Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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A Wing	2	23	5	1 BHK,2.5 BHK	115
B Wing	2	23	5	1 BHK,2.5 BHK	115
C Wing	2	23	5	1 BHK,2.5 BHK	115
D Wing	2	23	5	1 BHK,2.5 BHK	115
E Wing	2	23	5	1 BHK,2.5 BHK	115
F Wing	2	23	5	1 BHK,2.5 BHK	115

First Habitable Floor

1st Floor



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HOME TRUTHS

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft
1 BHK	314 - 374 sqft
2.5 BHK	600 sqft



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HOME TRUTHS

Floor To Ceiling Height	Between 9 and 10 feet
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Views Available

Water Body / City Skyline

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen



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HOME TRUTHS

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24050	--	INR 7551700 to 8994700
2.5 BHK	--	--	INR 14430000

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

GST	Stamp Duty	Registration
5%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank

Transaction History

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

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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	83
Infrastructure	78
Local Environment	80
Land & Approvals	62
Project	80
People	46
Amenities	54
Building	57
Layout	63
Interiors	55



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HOME TRUTHS

Pricing	40
Total	63/100

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