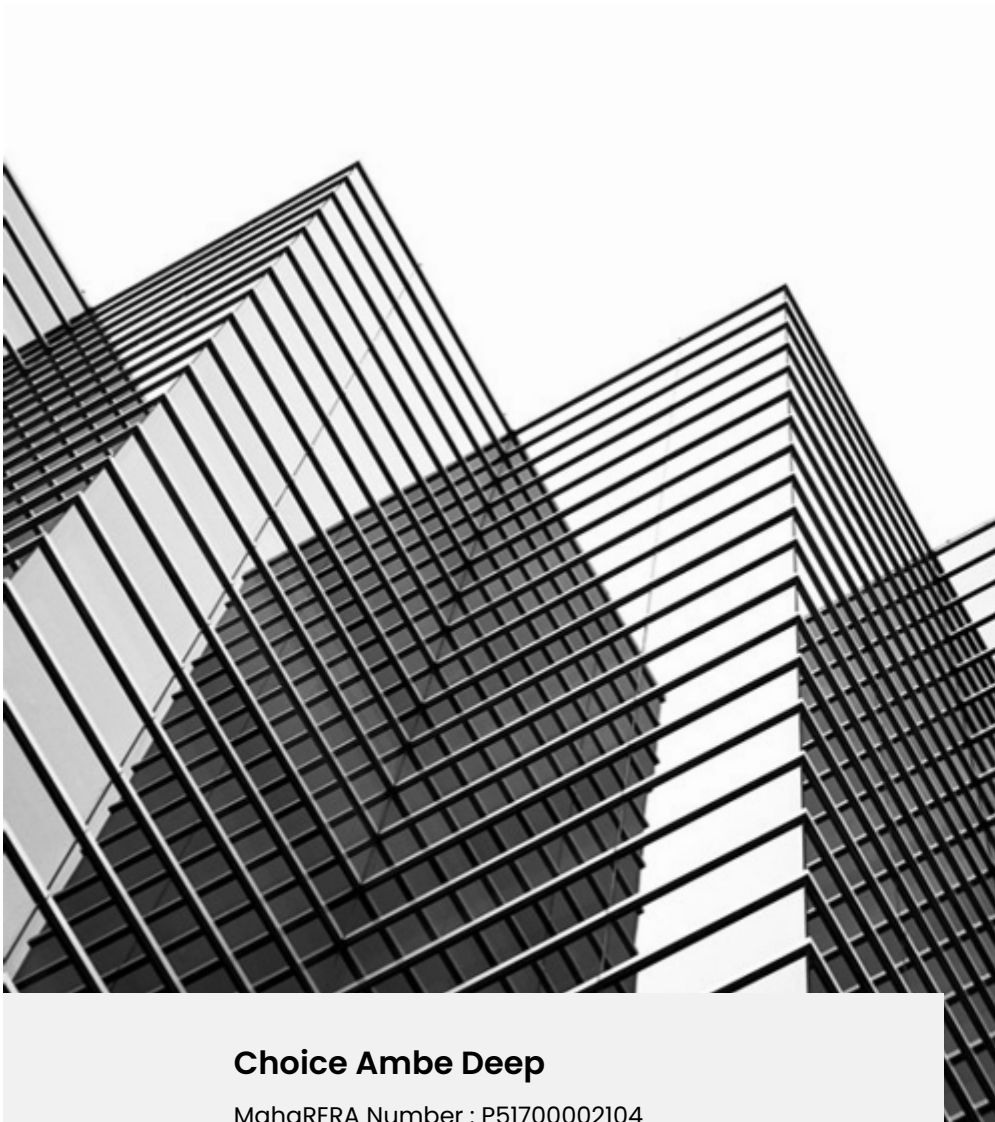


propscience.com

PROP REPORT



Choice Ambe Deep

MahaRERA Number : P51700002104



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **53.5 Km**
- Navi Mumbai International Airport **22 Km**
- Uran Railway Station **2.8 Km**
- Care Point Hospital **2.5 Km**
- Citizens High School **3.9 Km**
- Seawoods Grand Central Mall **21.8 Km**

LAND & APPROVALS

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

Choice has come a long way after constructing more than 30 successful projects across Dhanori, Lohegaon, Vimannagar, Keshavnagar, Wadgaonsheri & PCMC areas as of today's date. This rendezvous of more than 27 years has made their team of highly experienced construction experts. The team is headed by Mr. Ashok Agarwal. They have developed around 28 lakhs sq.ft of area around Pune.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	1200 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Indoor Games Area
Leisure	NA
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Choice Ambe Deep	2	7	8	1 BHK,2 BHK	56
First Habitable Floor				1st	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	254 - 308.8 sqft
2 BHK	428.3 - 443.7 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12401.4	INR 3154000	INR 3320000 to 3740000
2 BHK	INR 12418.3	INR 5320000	INR 5596000 to 5800000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

**Bank Approved
Loans**

HDFC 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	53
Connectivity	48
Infrastructure	64
Local Environment	30
Land & Approvals	42

Project	68
People	39
Amenities	36
Building	53
Layout	38
Interiors	45
Pricing	30
Total	45/100

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Disclaimer

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