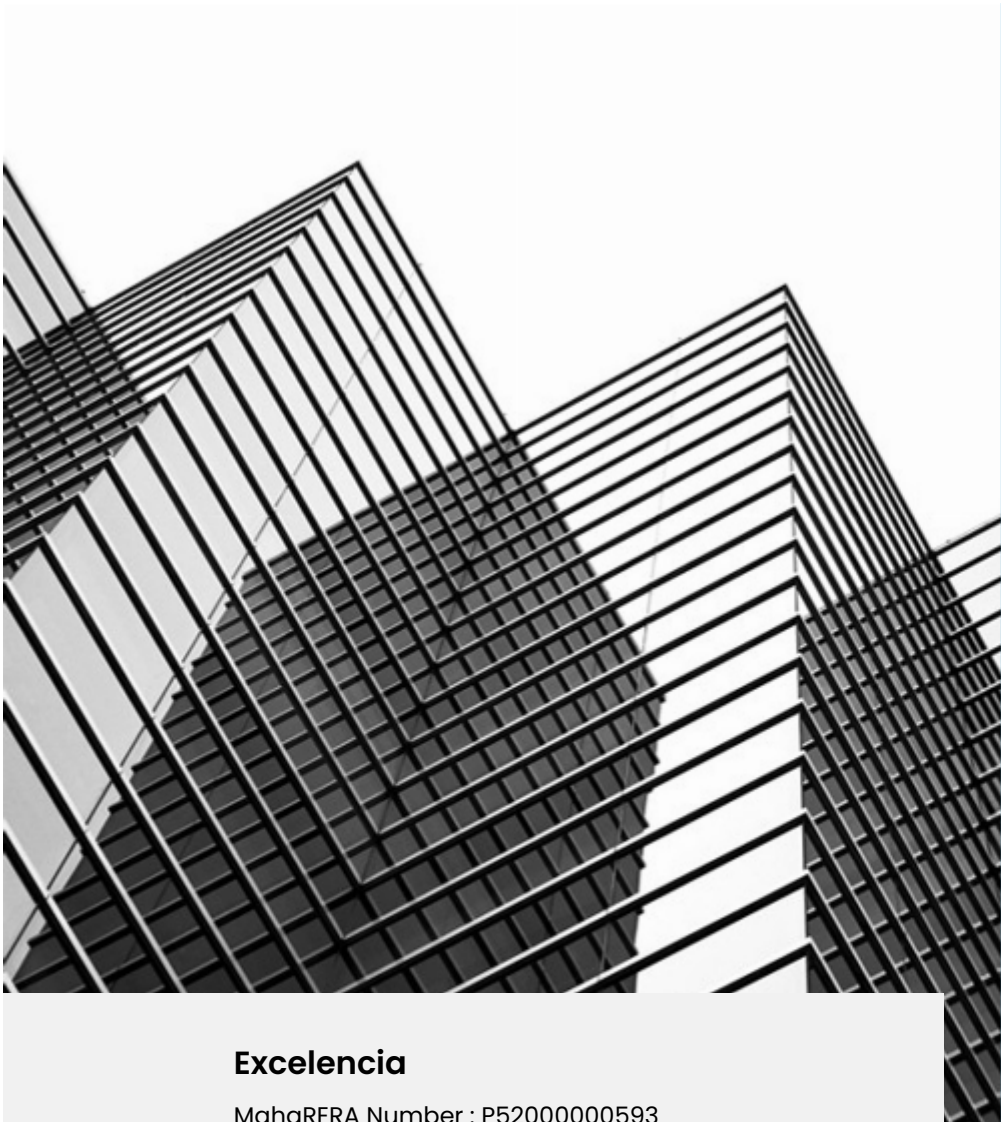


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PROP REPORT



Excelencia

MaharERA Number : P52000000593



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	Nhava-Sheva Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 27 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **49.9 Km**
- Navi Mumbai International Airport **22 Km**
- Bus stop **600 Mtrs**
- Dronagiri Railway Station **2.3 Km**
- Uran - Panvel Rd **600 Mtrs**
- CarePoint Hospital **2 Km**
- Anmol English Medium School **1.2 Km**
- Seawoods Grand Central Mall **21.8 Km**
- Daily Needs Fresh **400 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Kamdhenu was established in 1955 under the leading guidance of Late Mr. Anantram Sabhlok. In its long tenure, the group (now Kamdhenu Realities) headed by Mr. Surinder Sabhlok has been constructing exceptional quality living and commercial edifices. While they develop and advance, they also make sure that they do not neglect the corporate social and environmental responsibilities. Quality & timely delivery are the promises they keep with their customers. Better lifestyles, world-class qualities, and vibrant edifices are the things that you can always expect from Kamdhenu Realities.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	4000 Sqft	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Kids Pool,Indoor Games Area
Leisure	Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	18	5	1 BHK,2 BHK	90
Wing B	2	18	5	1 BHK,2 BHK	90

First Habitable Floor

3rd

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	212 - 253 sqft
2 BHK	325 - 442 sqft
1 BHK	212 - 253 sqft
2 BHK	325 - 442 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities
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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 17430.83	INR 4320000	INR 4800000 to 4900000

2 BHK	INR 14253.39	INR 5760000	INR 6400000 to 7000000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 350000	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,HDFC Bank

Transaction History

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

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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	83
Infrastructure	72
Local Environment	100
Land & Approvals	42
Project	76
People	39
Amenities	54
Building	65
Layout	49

Interiors	55
Pricing	40
Total	61/100

EXCELENCIA

Disclaimer

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