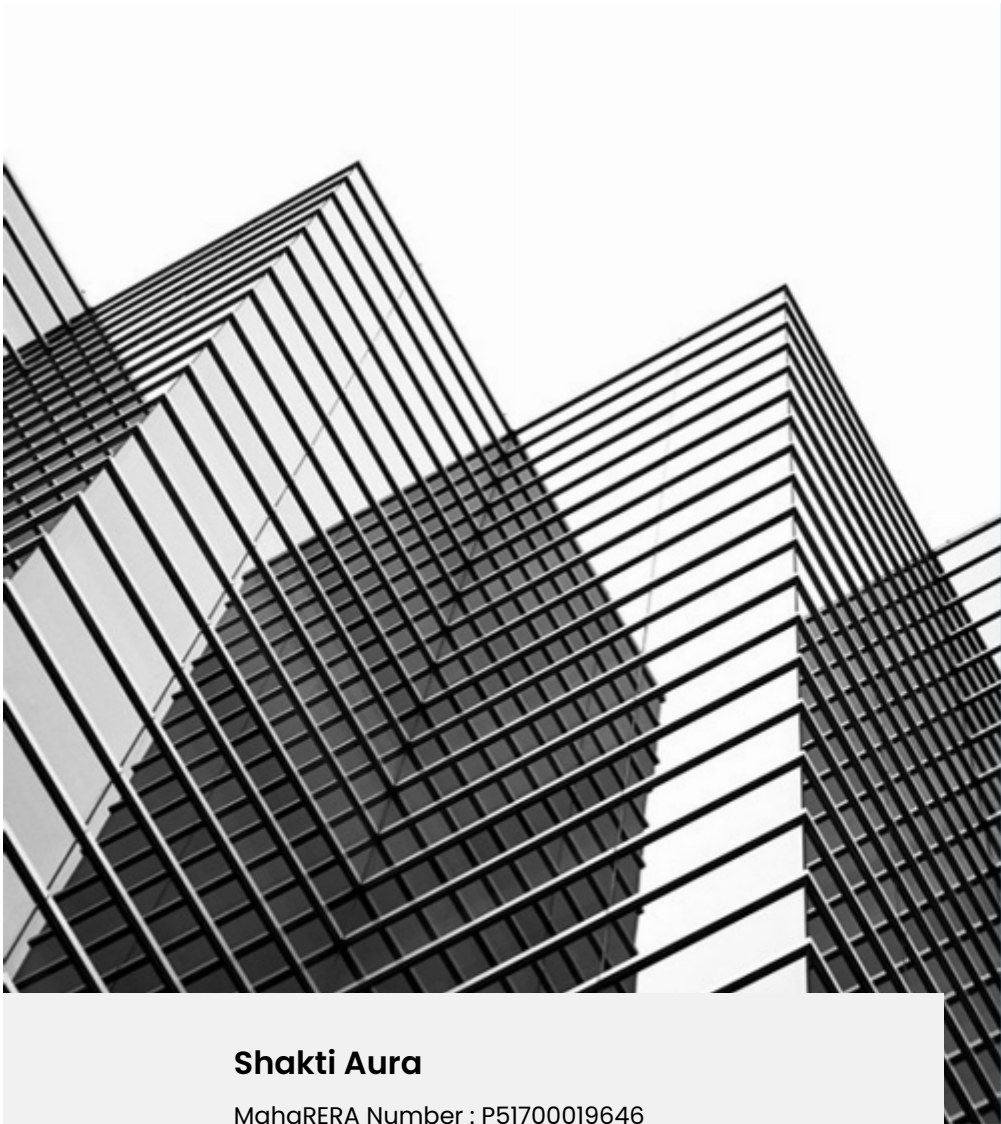


propscience.com

# PROP REPORT



**Shakti Aura**

MaharERA Number : P51700019646



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Ghansoli	Rabale Police Station	Ghansoli

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **34 Km**
- Chhatrapati Shivaji Maharaj International Airport **22.9 Km**
- Ghansoli Railway Station **600 Mtrs**
- Suyash Hospital **600 Mtrs**
- ASP School **1.2 Km**
- Inorbit Mall **6 Km**
- D-Mart **1.9 Km**

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SHAKTI AURA

## LAND & APPROVALS

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

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SHAKTI AURA

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	2400 Sqmt	1 BHK,2 BHK

## Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Multipurpose Hall
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
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Shakti Aura	1	19	6	1 BHK,2 BHK	114
First Habitable Floor				4th	

### Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range	
1 BHK	372.32 sqft	
2 BHK	535.5 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

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 21755.48	INR 8100000	INR 9000000
2 BHK	INR 20168.07	INR 10800000	INR 12000000

**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 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
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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## 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
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<b>Place</b>	73
<b>Connectivity</b>	48
<b>Infrastructure</b>	78
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	54
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>49/100</b>

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