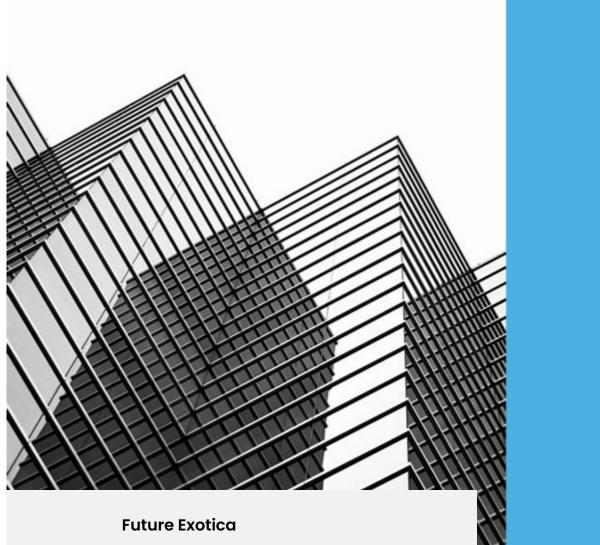
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# PROP REPORT



MahaRERA Number : P52000021000



## 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

The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI

#### **Connectivity & Infrastructure**

- Domestic Airport Terminal 1-B 42.1 Km
- Chhatrapati Shivaji Maharaj International Airport 41.6 Km
- Khandeshwar Railway Station 1.1 Km
- More Hospital **1.1 Km**
- Mahatma International School 1 Km
- Orion Mall 2.5 Km
- D Mart **2.8 Km**

#### FUTURE EXOTICA

### LAND & APPROVALS

Last updated on the MahaRERA website

On-Going Litigations

RERA Registered Complaints

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### BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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### **PROJECT & AMENITIES**

Time Line	Size	Typography
Completed on 31st December, 2022	1300 Sqmt	1 BHK,2 BHK

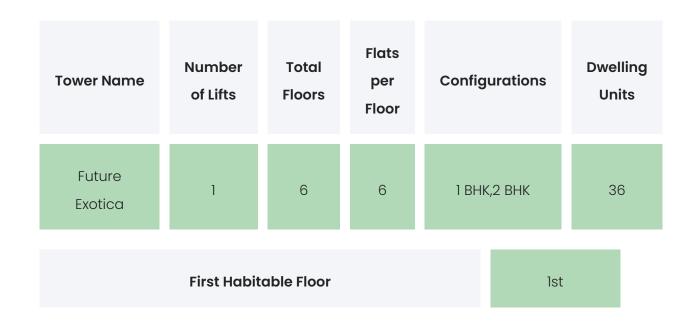
#### **Project Amenities**

Sports	Jogging Track
Leisure	Senior Citizen Zone

Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

#### FUTURE EXOTICA

### BUILDING LAYOUT



#### Services & Safety

- Security : Security System / CCTV, Security Staff, Earthquake Resistant Design
- Fire Safety : NA
- Sanitation: There are nalas / contaminated water outlets near the project
- Vertical Transportation : High Speed Elevators

#### FUTURE EXOTICA

### FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	326 - 336 sqft
2 BHK	502 – 518 sqft

Floor To Ceiling Height	NA
Views Available	NA

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	ΝΑ
White Goods	NA

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### COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 ВНК	INR 12699.39	INR 4140000	INR 4600000 to 5483000
2 BHK	INR 12729.08	INR 6390000	INR 7100000 to 8600000

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 300000	INR O	
Festive Offers		The builder is not offering any festive offers at the moment.	
Payment Plan	٦	NA	

Bank Approved

HDFC Bank

#### **Transaction History**

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

#### FUTURE EXOTICA

### 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	48
Infrastructure	86
Local Environment	63
Land & Approvals	44

Project	65
People	39
Amenities	42
Building	55
Layout	38
Interiors	55
Pricing	30
Total	52/100

FUTURE EXOTICA

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