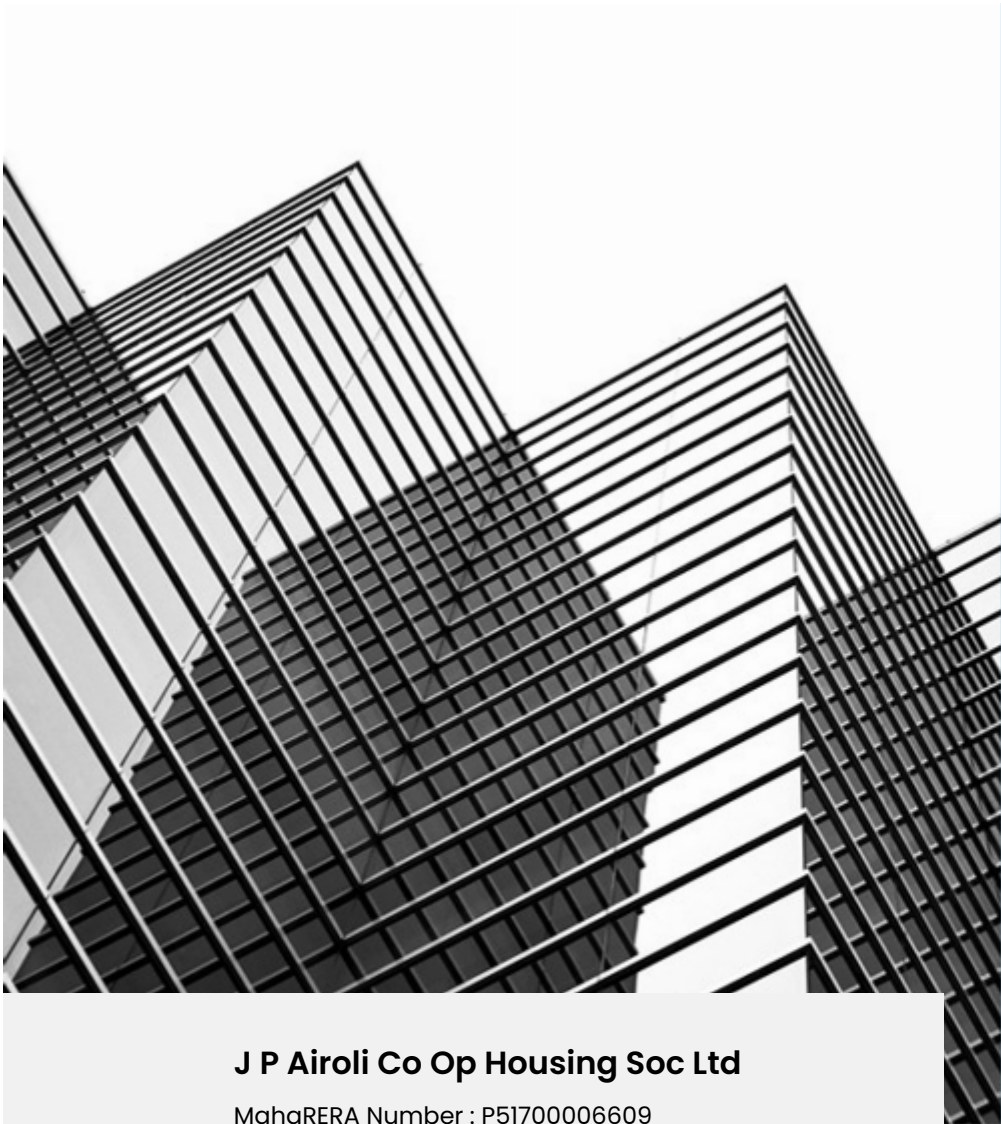


propscience.com

# PROP REPORT



**J P Airoli Co Op Housing Soc Ltd**

MahaRERA Number : P51700006609



## 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 Airoli. Airoli is a residential and commercial hub of Navi Mumbai. Considered the gateway to Navi Mumbai, Airoli connects the satellite city to other cities and towns of the Mumbai Metropolitan Region through several roadways and railway lines. The Mulund Airoli Bridge connects the area to the eastern suburbs of Mumbai City and Kalwa Bridge connects to the city of Thane. The Thane-Belapur Road running through this region connects it to the Mumbai-Pune Expressway and the Eastern Express Highway. Airoli has several prominent and well-established residential complexes. The social and business infrastructure is robust with plenty of educational institutions, commercial establishments, and entertainment centres. The area is prone to waterlogging during the monsoons.

Post Office	Police Station	Municipal Ward
Airoli	NA	Airoli

## Neighborhood & Surroundings

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

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **30.1 Km**
- Navi Mumbai International Airport **28.2 Km**
- Sachi Hospital **0.4 Km**
- Datta Meghe College Of Engineering **0.1 Km**
- Inorbit Mall **13.6 Km**
- D-Mart **2.6 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	4100 Sqmt	2 BHK,3 BHK

## Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Airoli Tower-I	4	18	2	2 BHK,3 BHK	36
First Habitable Floor				NA	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	647.77 – 1280.8 sqft
3 BHK	848.95 – 896.74 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

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

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11023.36	INR 7182000	INR 7980000 to 15700000

3 BHK	INR 11025.38	INR 9360000	INR 10400000 to 11000000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	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
Place	63
Connectivity	30
Infrastructure	72
Local Environment	30
Land & Approvals	48
Project	55
People	39
Amenities	42

<b>Building</b>	53
<b>Layout</b>	41
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>46/100</b>

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