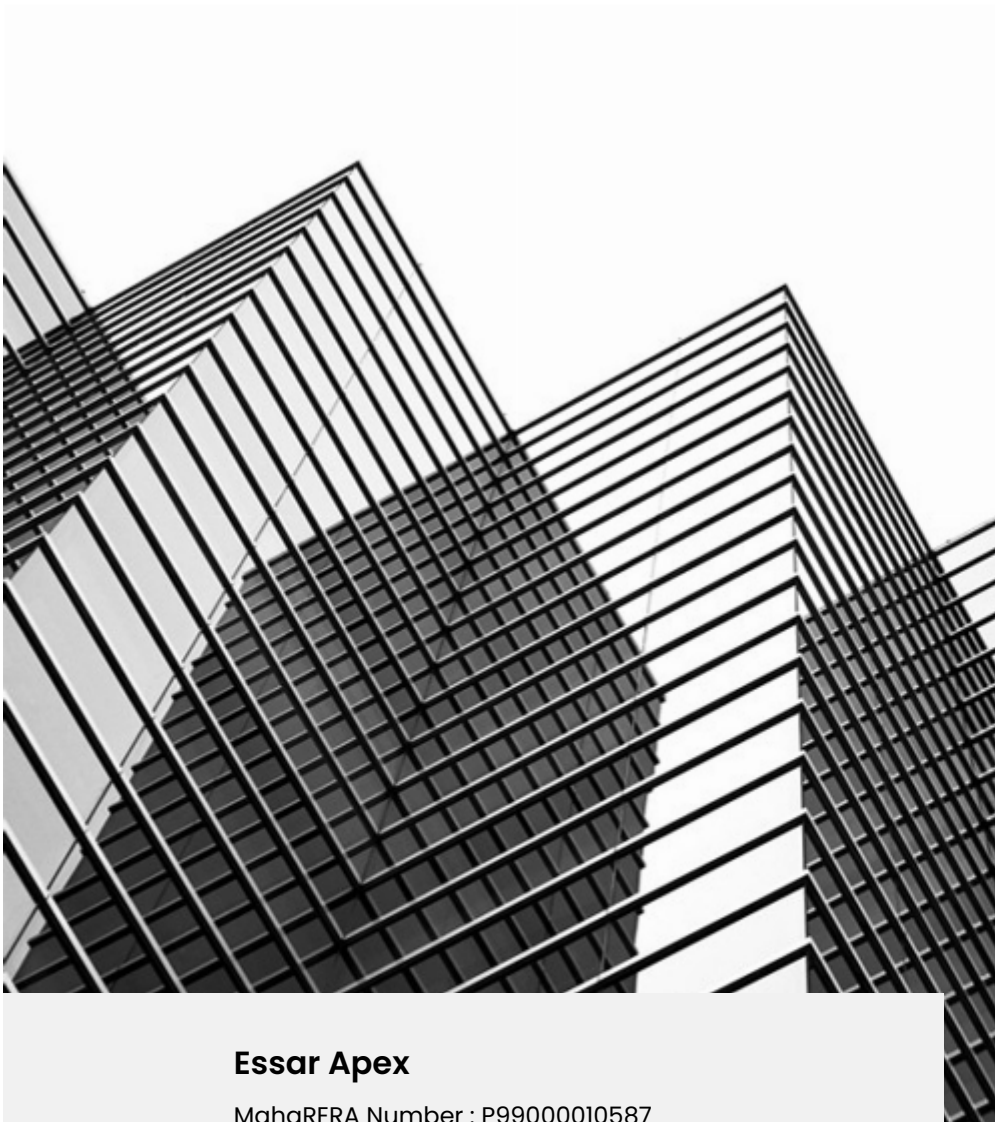


propscience.com

PROP REPORT



Essar Apex

MahaRERA Number : P99000010587



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

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Virar Railway Station **2.1 Km**
- Global Hospital **0.9 Km**
- Rustomjee Cambridge International School **1.7 Km**
- Big Bazaar **0.3 Km**

LAND & APPROVALS

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

| | | |
|----|----|----|
| NA | NA | NA |
|----|----|----|

ESSAR APEX

BUILDER & CONSULTANTS

Mahavir Realtors has created a distinguished mark for itself in the real estate domain, leaving strong footprints in the city of Maharashtra. We have earned a unique reputation as an unbiased real estate firm in the market, providing humble service to all its clients

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

ESSAR APEX

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2020 | 0.79 Acre | 2 BHK |

Project Amenities

| | |
|------------------------|--------------------------------------|
| Sports | NA |
| Leisure | Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Landscaped Gardens |

| | |
|------------|--|
| ESSAR APEX | |
|------------|--|

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Essar Apex | 2 | 13 | 4 | 2 BHK | 52 |
| First Habitable Floor | | | | | NA |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 530 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|------------------------------|-----------------|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | NA |
| Finishing | NA |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 2 BHK | INR 9056.6 | -- | INR 4800000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | NA |

| | |
|---------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | HDFC Bank,SBI Bank |

Transaction History

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

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 | 45 |
| Connectivity | 48 |
| Infrastructure | 66 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 65 |
| People | 46 |
| Amenities | 30 |

| | |
|------------------|---------------|
| Building | 53 |
| Layout | 38 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 44/100 |

ESSAR APEX

Disclaimer

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