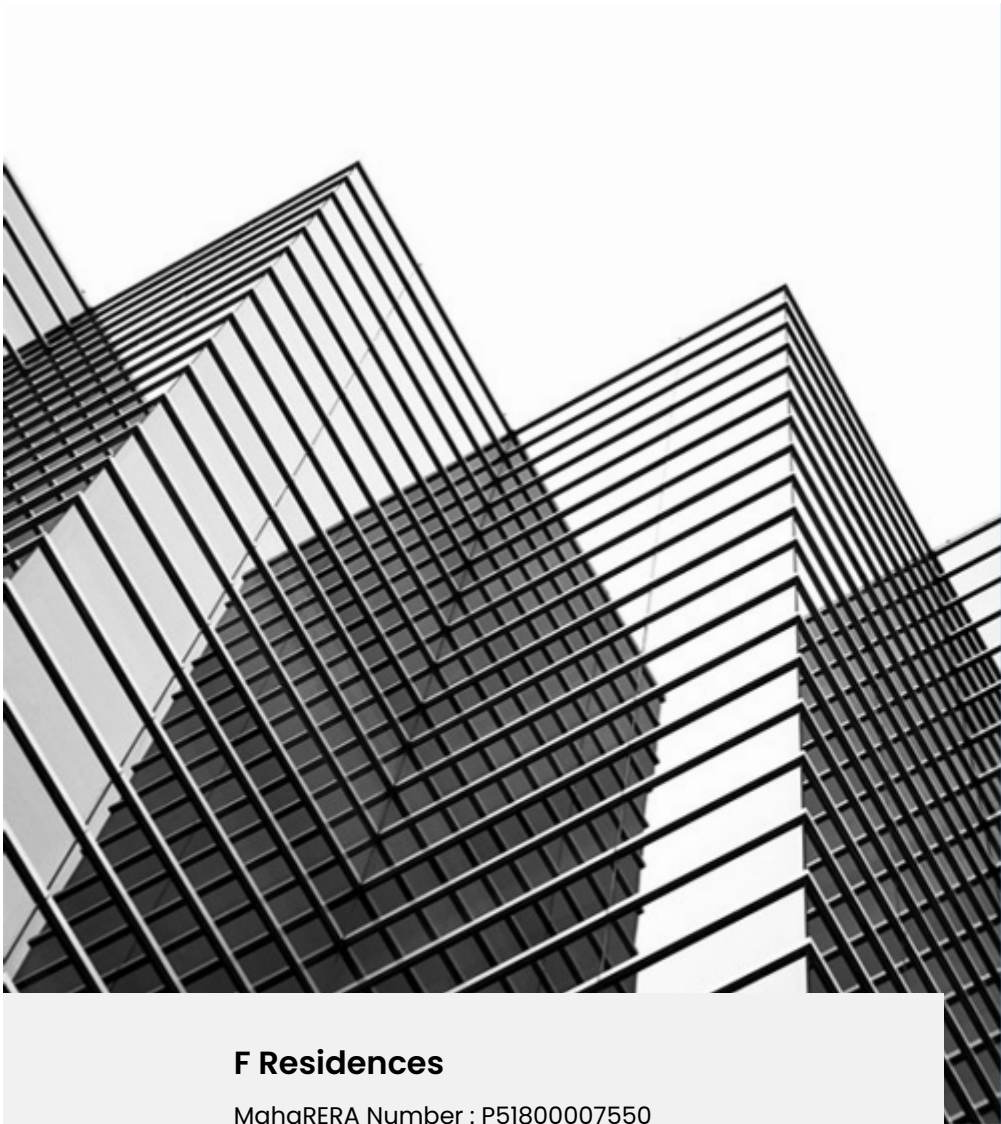


propscience.com

PROP REPORT



F Residences

MahaRERA Number : P51800007550



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

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Chembur Rs	Tilak Nagar Police Station	Ward M East

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 10 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- International Airport **9.7 Km**
- Amar Mahal Bus Stop **800 Mtrs**
- Vivo Ghatkopar Metro Station **2.6 Km**
- Tilak Nagar Railway Station **1.1 Km**
- Chembur-Santacruz Link road **3.5 Km**
- Aadhar Orthodic Hospital **1.7 Km**
- K. J. Somaiya College Of Arts And Commerce **1.5 Km**
- R Odeon Mall **2.3 Km**
- Ghelani Super Market **2.5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

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BUILDER & CONSULTANTS

A&O Realty was founded by Chetan Bhanushali and Pravin Chamaria in 2013 and would be recognised as an entity synonymous with inclusive growth and high quality homes. The company has a history of growing its business on the principles of fairness and honesty by developing an organisation that will alter the way clients view and experience real estate. A&O Realty has constructed and delivered over 4 million square feet through 32 completed projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2019	3 Acre	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Temple,Sit-out Area
Business & Hospitality	Barbeque Pit,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Wing A	2	10	4	2 BHK,3 BHK	40
Wing B	2	10	4	2 BHK,3 BHK	40
First Habitable Floor				1st Floor	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	649 – 710 sqft
3 BHK	965 – 1024 sqft
2 BHK	710 – 847 sqft

3 BHK	965 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	INR 23022.43	--	INR 19500000
3 BHK	INR 33105.47	--	INR 33900000

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

GST	Stamp Duty	Registration
0%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL 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	55
Connectivity	73
Infrastructure	92
Local Environment	80
Land & Approvals	56
Project	79
People	46
Amenities	76

Building	67
Layout	49
Interiors	83
Pricing	40
Total	66/100

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Disclaimer

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