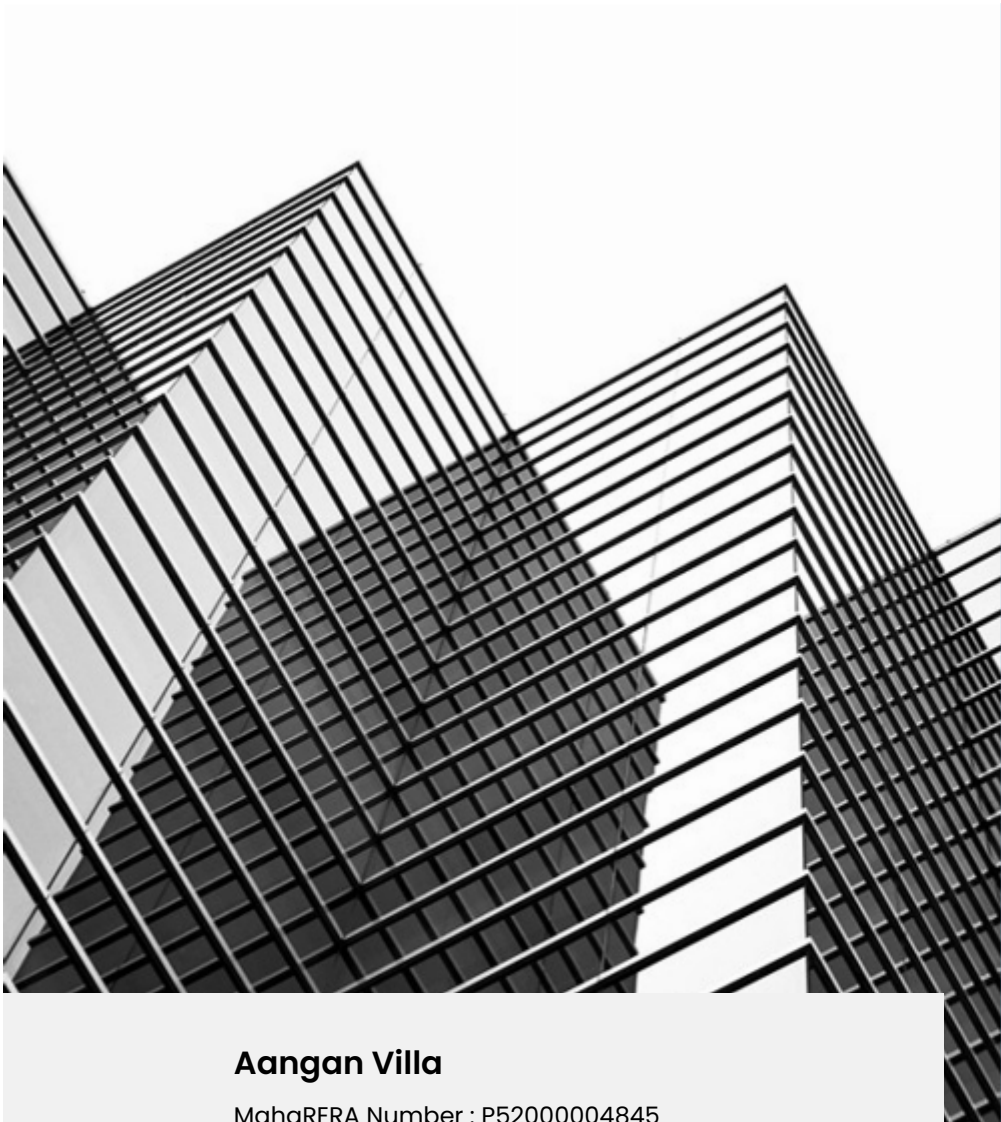


propscience.com

PROP REPORT



Aangan Villa

MahaRERA Number : P52000004845



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	Nhava-Sheva Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 370 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **54 Km**
- Navi Mumbai International Airport **21 Km**
- Bus Stop **2.8 Km**
- Bokdvira Railway Station **2.7 Km**
- Uran Road **2.8 Km**
- Care Point Hospital **3.8 Km**
- Rotary English Medium High School & Junior College **5.8 Km**
- Seawoods Grand Central Mall **22.5 Km**
- Daily Needs Fresh **2.4 Km**

LAND & APPROVALS

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

AANGAN VILLA

BUILDER & CONSULTANTS

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AANGAN VILLA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2019	650 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage

AANGAN VILLA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aangan Villa	1	7	7	1 BHK,Studio	49
First Habitable Floor				1st	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

AANGAN VILLA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	169 – 279 sqft
Studio	207 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
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	NA
White Goods	NA

AANGAN VILLA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 13217.26	INR 2735972	INR 2880000
1 BHK	INR 13623.66	INR 3135000	INR 3300000 to 4010000

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	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank, ICICI Bank

Transaction History

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

AANGAN VILLA

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	53

Connectivity	73
Infrastructure	50
Local Environment	83
Land & Approvals	36
Project	69
People	46
Amenities	36
Building	78
Layout	41
Interiors	55
Pricing	40
Total	55/100

AANGAN VILLA

Disclaimer

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