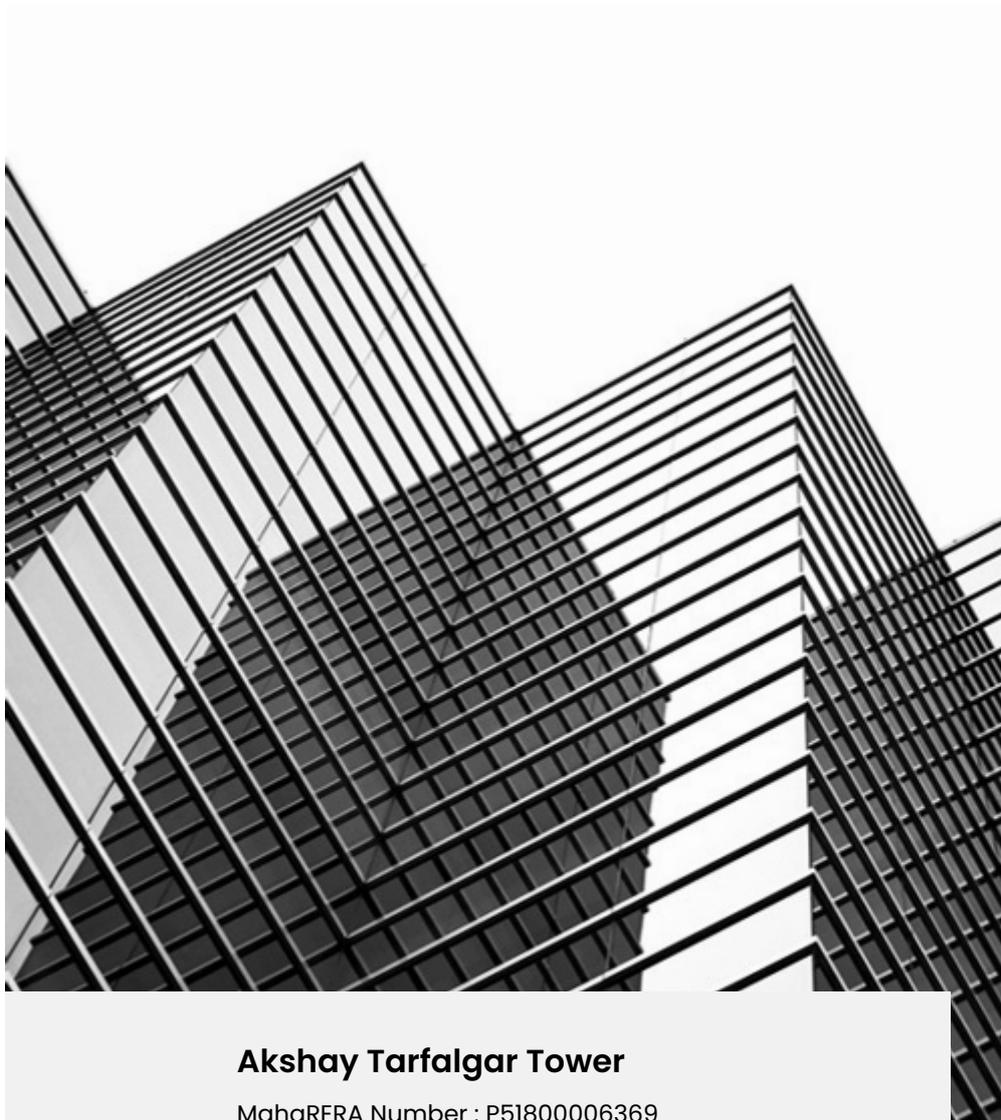


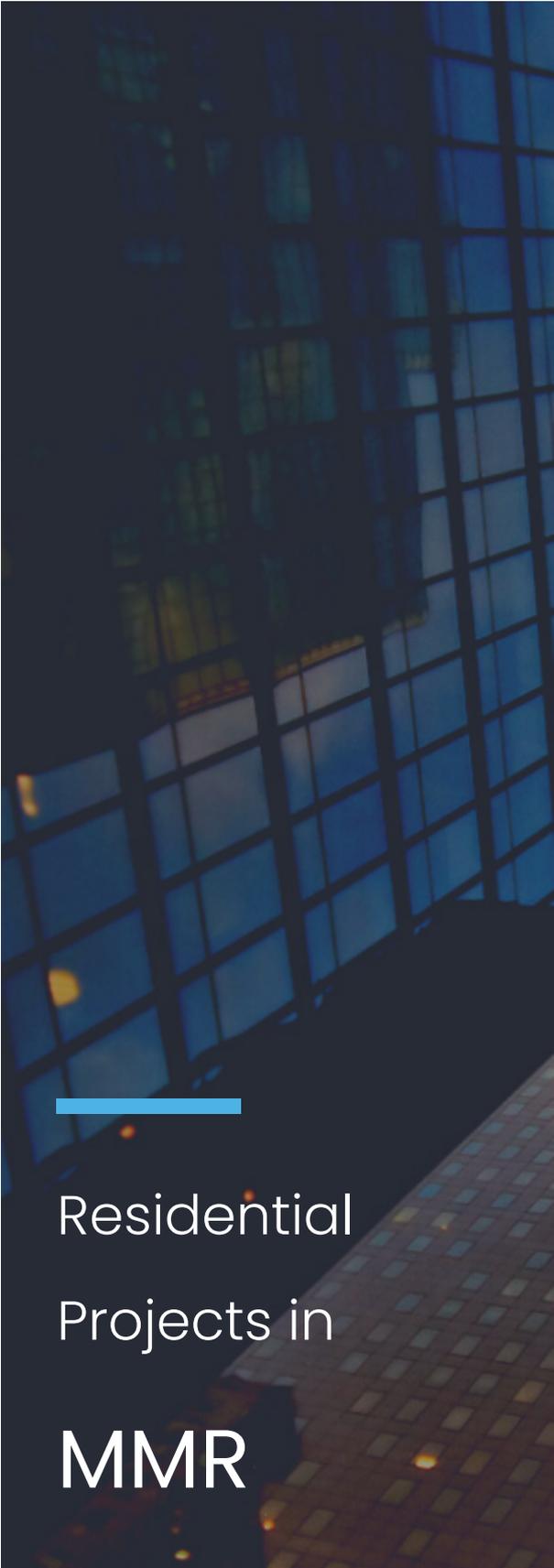
propscience.com

# PROP REPORT



**Akshay Tarfalgar Tower**

MahaRERA Number : P51800006369



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 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
Rajawadi	NA	Ward N

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.8 Km**
- Odeon Bus Stop **500 Mtrs**
- Vivo Ghatkopar Metro Station **1.6 Km**
- Ghatkopar Railway Station **1.3 Km**
- Esatern Express Highway **2.8 Km**
- parakh Hospital **1.5 Km**
- Garodia Centre of learning **0.36 Mtrs**
- R Odeon mall **750 Mtrs**
- Ghelani Super Market **900 Mtrs**

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AKSHAY TARFALGAR

TOWER

## LAND & APPROVALS

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

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AKSHAY TARFALGAR

TOWER

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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AKSHAY TARFALGAR

TOWER

## PROJECT & AMENITIES

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<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 30th June, 2022	0.6 Acre	2 BHK,3 BHK,4 BHK,Penthouse

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Squash Court,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Steam Room,Sauna
<b>Business &amp; Hospitality</b>	Party Lawn,Sky Lounge / Bar,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

AKSHAY TARFALGAR  
TOWER

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Akshay Tarfalgar Tower	2	14	2	2 BHK,3 BHK,4 BHK,Penthouse	28
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

AKSHAY TARFALGAR  
TOWER

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	493 sqft
3 BHK	805 - 844 sqft
4 BHK	1400 sqft

Penthouse	1700 sqft
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<b>Floor To Ceiling Height</b>	Greater than 10 feet
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<b>Views Available</b>	Road View / No View
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<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

AKSHAY TARFALGAR  
TOWER

# COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 27500000
3 BHK	--	--	INR 30600000 to 33200000
4 BHK	--	--	INR 53200000
Penthouse	--	--	INR 68000000

**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	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank Approved  
Loans**

Axis Bank,HDFC Bank,ICICI Bank,PNB Housing Finance  
Ltd,SBI Bank

### Transaction History

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

AKSHAY TARFALGAR  
TOWER

## 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	83
Infrastructure	86
Local Environment	80

<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	62
<b>Building</b>	69
<b>Layout</b>	68
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>63/100</b>

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AKSHAY TARFALGAR  
TOWER

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