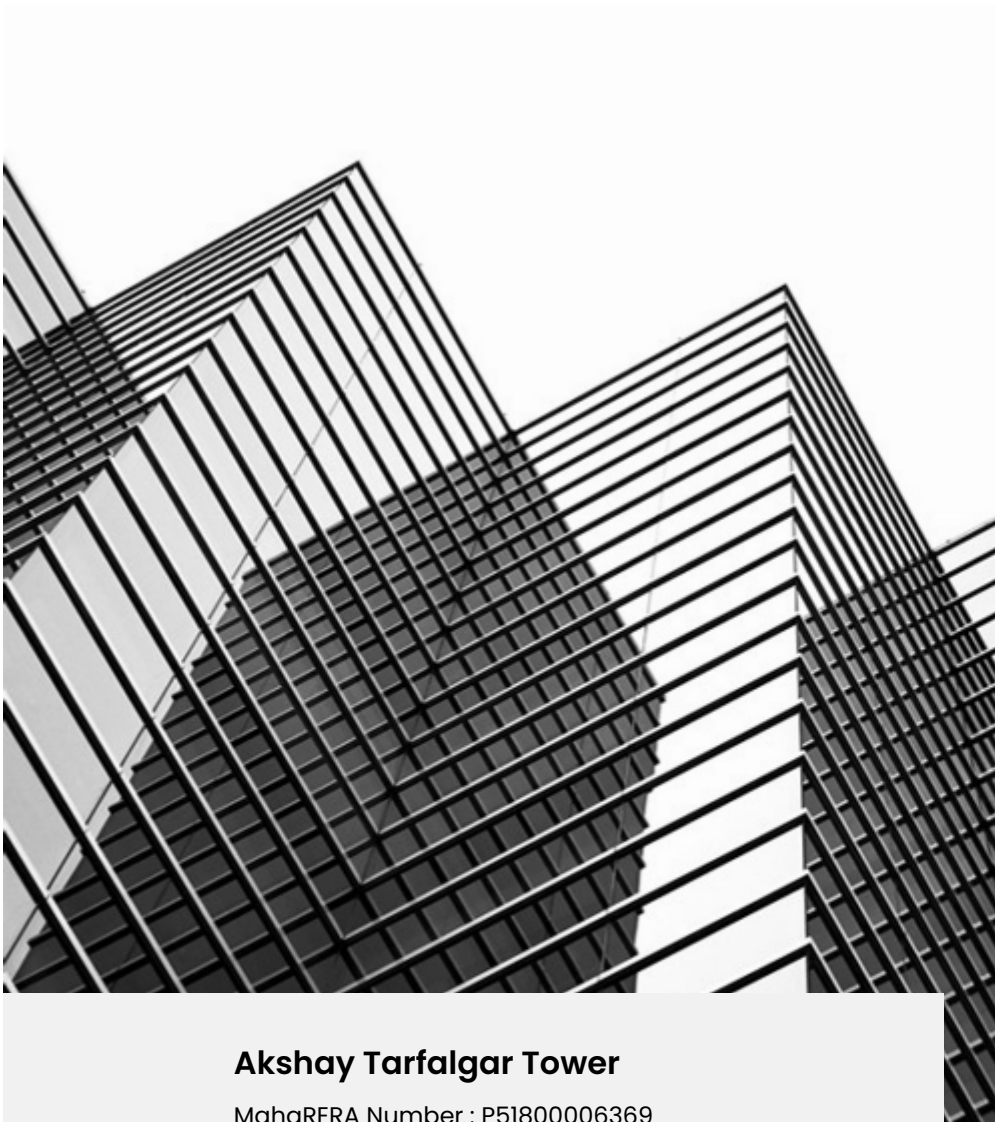


propscience.com

PROP REPORT



Akshay Tarfalgar Tower

MahaRERA Number : P51800006369



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
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**
- Eastern 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**

AKSHAY TARFALGAR
TOWER

LAND & APPROVALS

Last updated on the MahaRERA website

NA

On-Going
Litigations

NA

RERA Registered
Complaints

1

AKSHAY TARFALGAR
TOWER

BUILDER & CONSULTANTS

Project Funded By

NA

Architect

NA

Civil Contractor

NA

AKSHAY TARFALGAR
TOWER

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna
Business & Hospitality	Party Lawn,Sky Lounge / Bar,Multipurpose Hall
Eco Friendly Features	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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Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	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

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

AKSHAY TARFALGAR
TOWER

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