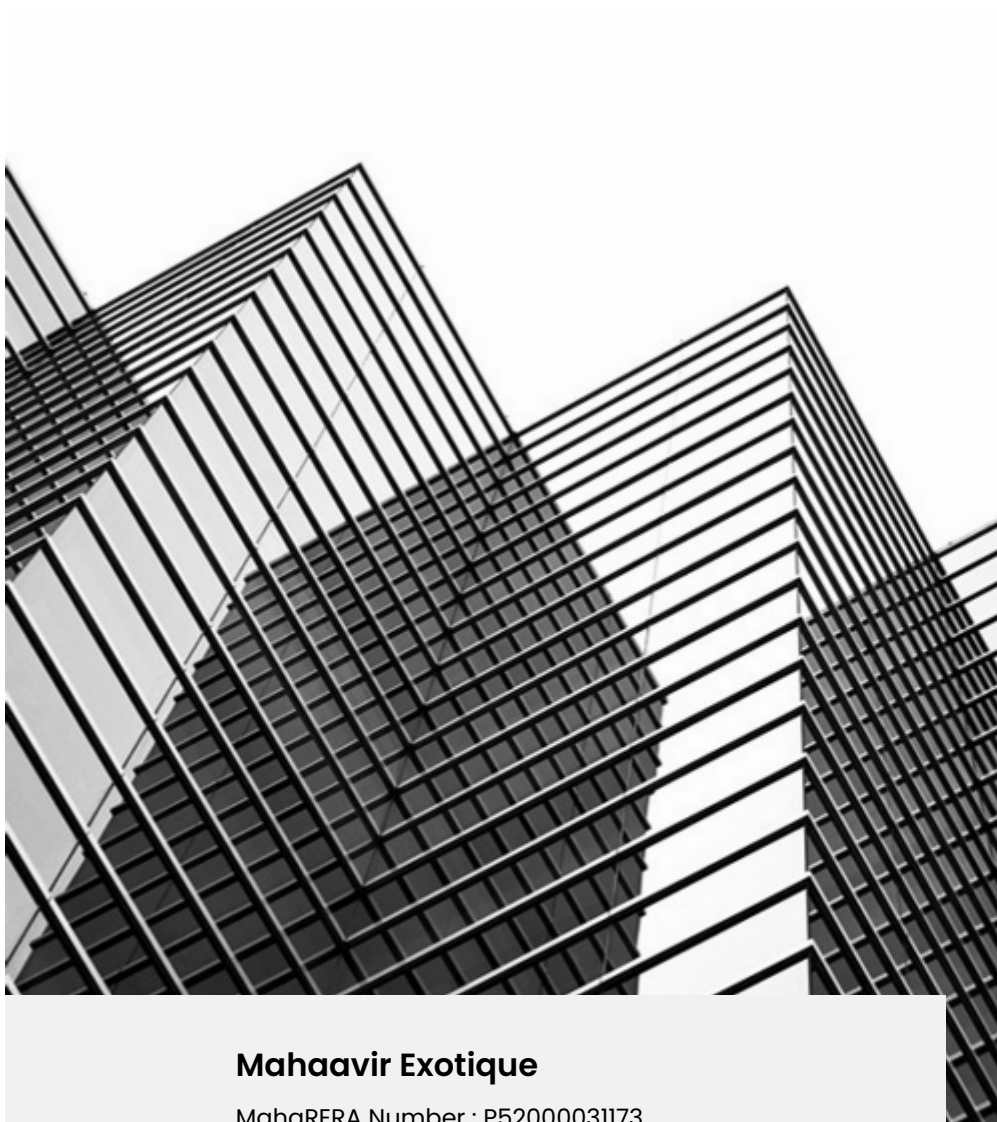


propscience.com

# PROP REPORT



**Mahaavir Exotique**

MahaRERA Number : P52000031173



## 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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 36 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **39.3 Km**
- Rohinjan Bus Stop **400 Mtrs**
- Kharghar Railway Station **10 Km**
- Panvel Rd **1 Km**
- Rana NX Hospital **3.7 Km**
- Vibgyor High School **6.6 Km**
- Orion Mall **12 Km**
- Shree Krishna Kiran Store **300 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

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## BUILDER & CONSULTANTS

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Established in 2003 as a partnership firm in Mumbai, the Mahavir Group is a market leader in the real estate industry, specializing in residential projects, with prestigious projects in key strategic locations in the financial capital, Mumbai. The group is primarily involved in the development of new properties and redevelopment of many existing properties in high profile areas.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	6 Acre	1 BHK,2 BHK,3 BHK

## Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Charging Ports – Electrical Cars

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A WING – CAMELLIAS	2	29	6	2 BHK,3 BHK	174
B-WING – IRIS	2	22	8	1 BHK,2 BHK	176
First Habitable Floor				3rd Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	595 sqft
3 BHK	700 sqft
1 BHK	424 sqft
2 BHK	577 – 602 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4835000
2 BHK	--	--	INR 6460000 to 6875000
3 BHK	--	--	INR 7725000

**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	INR 0	INR 550000

<b>Festive Offers</b>	RATES ARE SUBJECT TO CHANGE WITHOU CANCELLATION CHARGES for 1 BHK - Rs.25,000/- + GST &for 2 & 2.5 BHK - Rs.50,000/- + GST (T&C* apply)T ANY PRIOR NOTICE.
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<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

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## 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	65
Infrastructure	50

<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	61
<b>People</b>	56
<b>Amenities</b>	68
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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