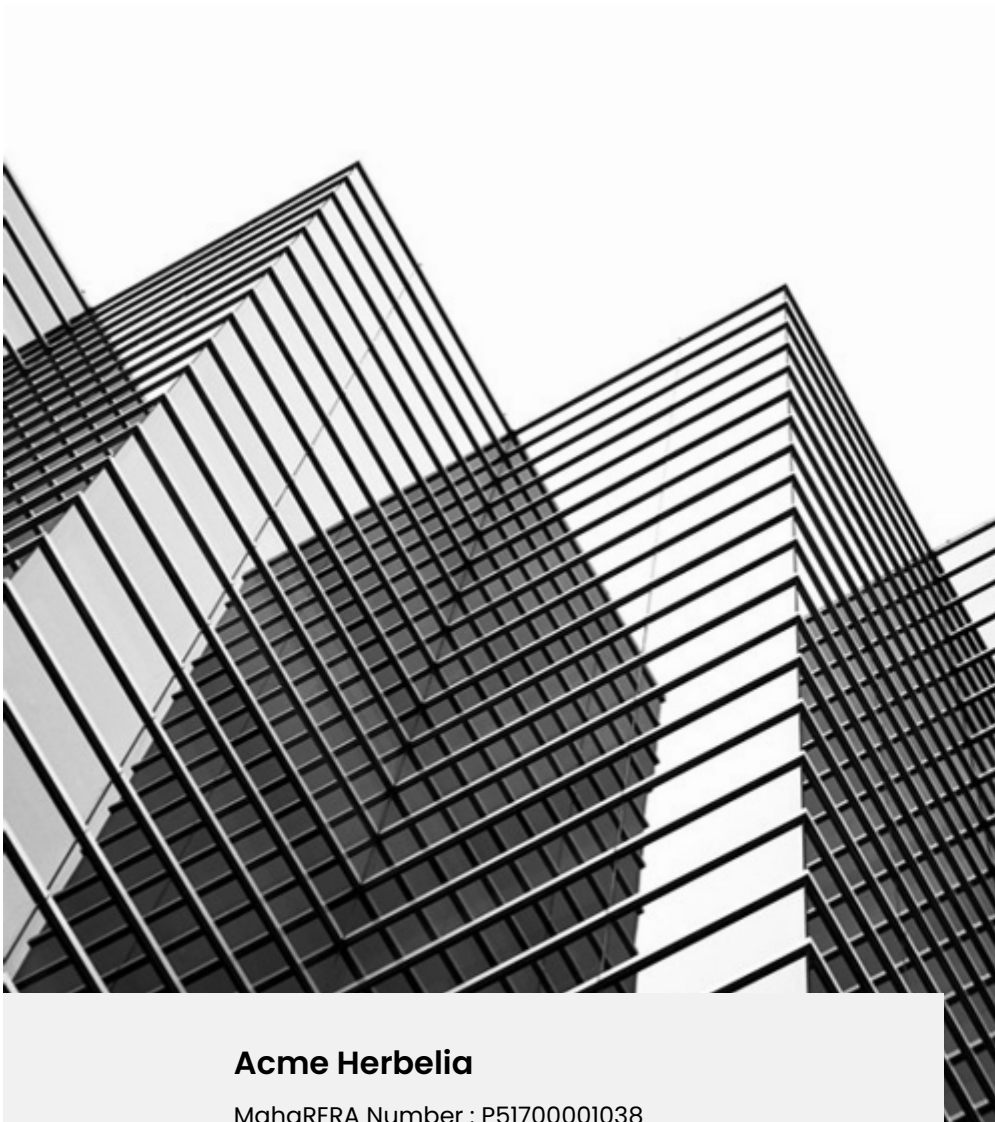


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# PROP REPORT



**Acme Herbelia**

MahaRERA Number : P51700001038



## 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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office       | Police Station | Municipal Ward |
|-------------------|----------------|----------------|
| Chitalsar Manpada | 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 35 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.2 Km**
- Manpada **850 Mtrs**
- Thane Station **6.3 Km**
- GB Road **500 Mtrs**
- Jupiter Hospital **3.5 Km**
- Vasant Vihar High School **1.6 Km**
- Viviana Mall **3.6 Km**
- DMart Kolshet **2.8 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| September 2022                       | 6                    | 2                          |

## BUILDER & CONSULTANTS

Pravin. H. Doshi is the chairman and founder of Acme group, he established this firm on 19 April 2001. It is classified as a Non-govt company and is registered at the Registrar of Companies, Mumbai. It is involved in Site preparation.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

## PROJECT & AMENITIES

| Time Line                        | Size        | Typography  |
|----------------------------------|-------------|-------------|
| Completed on 31st December, 2021 | 629.76 Sqmt | 2 BHK,3 BHK |

Project Amenities

|                        |   |
|------------------------|---|
| Sports                 | Badminton Court,Tennis Court,Kids Play Area,Gymnasium |
| Leisure                | Spa,Pet Friendly                                      |
| Business & Hospitality | Clubhouse   |
| Eco Friendly Features  | Water Storage   |

|               |
|---------------|
| ACME HERBELIA |
|---------------|

BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Herbelia              | 3               | 28           | 7               | 2 BHK,3 BHK    | 196            |
| First Habitable Floor |                 |              |                 | 4th            |                |

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **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                   | 617 – 676 sqft                               |
| 3 BHK                   | 985 sqft                                     |
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |
| Flooring                | Vitrified Tiles,Anti Skid Tiles              |

|                              |   |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Laminated flush doors,Double glazed glass windows   |
| HVAC Service                 | NA  |
| Technology                   | WIFI enabled  |
| White Goods                  | NA  |

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# COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 11106000 to 12168000 |
| 3 BHK         | --            | --              | INR 17730000             |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 1%                | 7%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 500000             | INR 0                |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                              |
| <b>Payment Plan</b>        | Construction Linked Payment  |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,Indialbulls Home Loans,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             | 73    |
| Connectivity      | 65    |
| Infrastructure    | 84    |
| Local Environment | 100   |
| Land & Approvals  | 62    |
| Project           | 80    |
| People            | 56    |
| Amenities         | 42    |
| Building          | 65    |
| Layout            | 56    |
| Interiors         | 63    |
| Pricing           | 40    |

**Total**

**65/100**

ACME HERBELIA

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