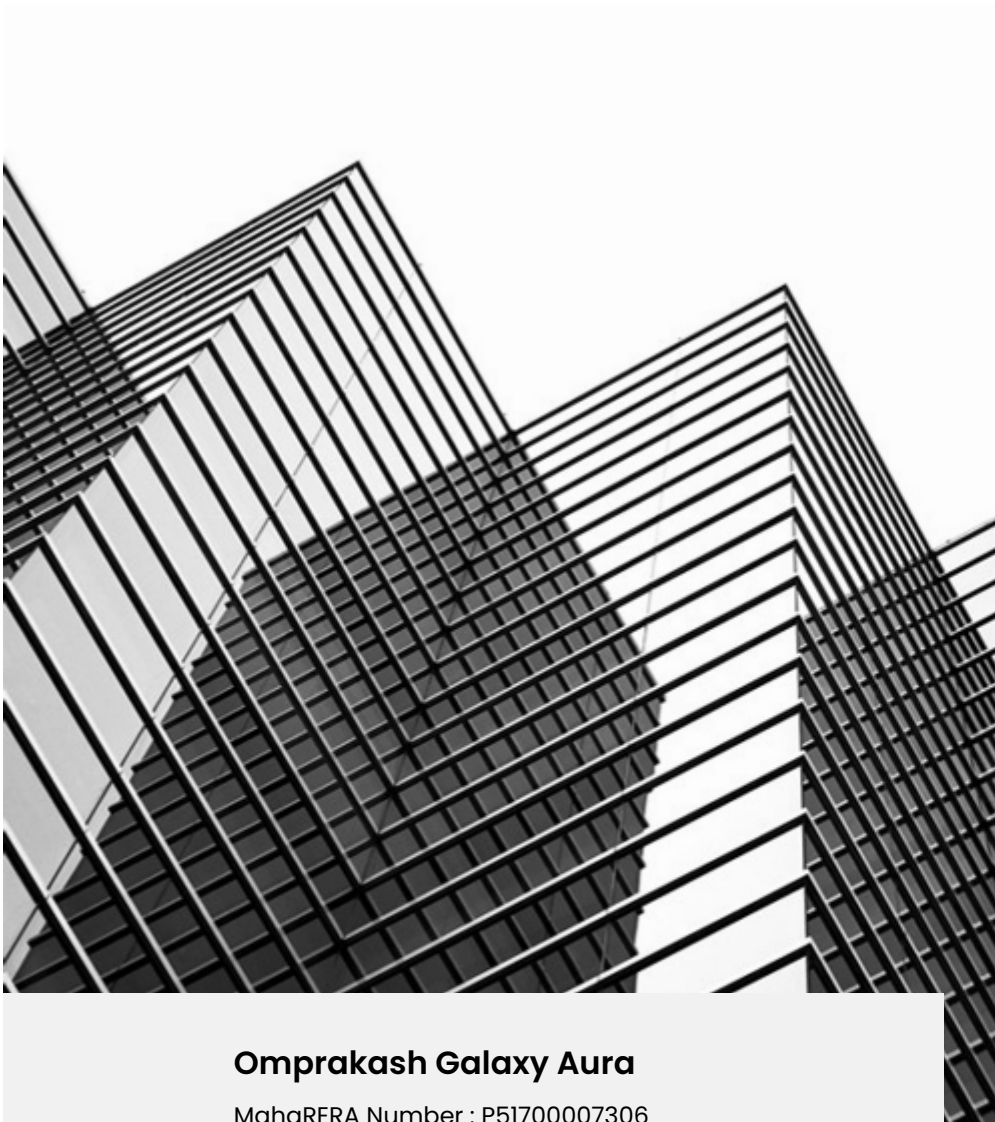


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PROP REPORT



Omprakash Galaxy Aura

MahaRERA Number : P51700007306



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 Nerul. Nerul is a luxurious residential and commercial Locality of Navi Mumbai with over fifty sectors. It is better known as the 'Queen' of New Mumbai as a huge portion of the famous Palm Beach Road passes through Nerul. Palm Beach Road is connected to the Rajiv Gandhi Bridge in Nerul which is further connected to the Mumbai Pune Highway. Nerul station is present on the Harbour Line of the Mumbai suburban railways. It is the only town in Navi Mumbai to have two stations: Nerul Station and Seawoods – Darave Station. Nerul has some of the best schools in all of Navi Mumbai such as Ryan International and Delhi Public School. Nerul is also close to Vashi, Kharghar and other corporate areas in Navi Mumbai.

| Post Office | Police Station | Municipal Ward |
|---------------|----------------|----------------|
| Nerul Node-II | NA | Nerul |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **27.9 Km**
- Nerul Railway Station **1.7 Km**
- DAV Public School **4.8 Km**
- Seawoods Grand Central Mall **3 Km**
- D-Mart **4.5 Km**

OMPRAKASH GALAXY

AURA

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA

NA

1

OMPRAKASH GALAXY

AURA

BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

NA

NA

NA

OMPRAKASH GALAXY

AURA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|----------|-------------|
| Completed on 30th June, 2019 | 866 Sqmt | 1 BHK,3 BHK |

Project Amenities

| | |
|------------------------|--|
| Sports | Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

| |
|--|
| <div> <div>OMPRAKASH GALAXY</div> <div>AURA</div> </div> |
|--|

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------|-----------------|--------------|-----------------|----------------|----------------|
| Galaxy Aura | 3 | 21 | 2 | 1 BHK,3 BHK | 42 |

| | |
|-----------------------|-----|
| First Habitable Floor | 4th |
|-----------------------|-----|

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

| | |
|--|--|
| <div> <div>OMPRAKASH GALAXY</div> <div>AURA</div> </div> | |
|--|--|

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|--------------------|
| 1 BHK | 189.9 – 405.3 sqft |
| 3 BHK | 798 sqft |
| Floor To Ceiling Height | NA |
| Views Available | NA |
| Flooring | Vitrified Tiles |

| | |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | INR 51101.32 | INR 9730000 | INR 10240000 to 21830000 |
| 3 BHK | INR 51190.48 | INR 40850000 | INR 43000000 |

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

| | | |
|-----|------------|--------------|
| GST | Stamp Duty | Registration |
|-----|------------|--------------|

| | | |
|------------|-----------------|---------------|
| 0% | 4% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | INR 0 |

| | |
|---------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | HDFC Bank |

Transaction History

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

OMPRAKASH GALAXY
AURA

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 | 33 |
| Infrastructure | 56 |
| Local Environment | 30 |
| Land & Approvals | 36 |
| Project | 65 |
| People | 39 |
| Amenities | 48 |
| Building | 53 |
| Layout | 38 |
| Interiors | 45 |
| Pricing | 30 |
| Total | 45/100 |

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