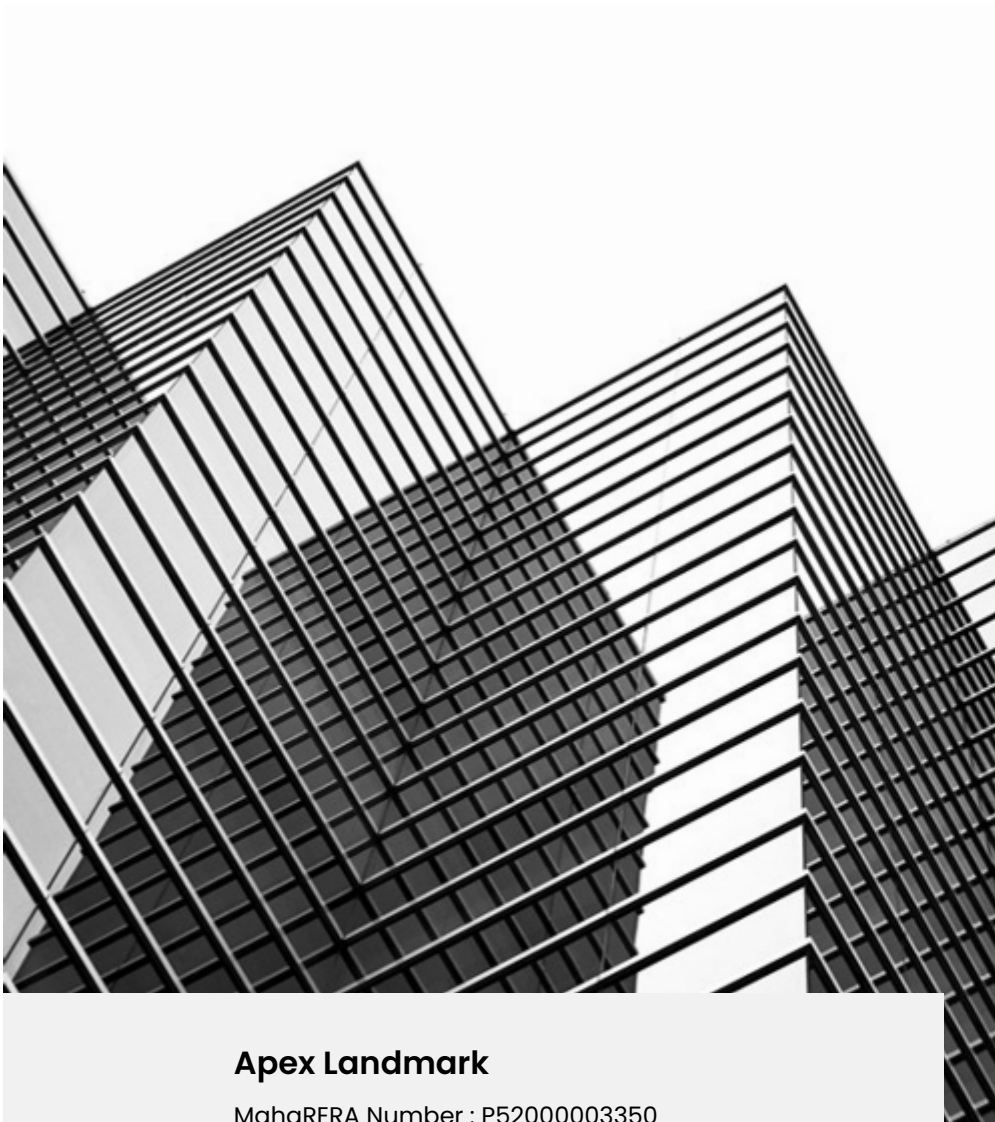


propscience.com

PROP REPORT



Apex Landmark

MaharERA Number : P52000003350



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 54 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **54.4 Km**
- Navi Mumbai International Airport **22.9 Km**
- Bus Stop **3.7 Km**
- Uran Railway Station **4.5 Km**
- Uran-Panvel road **3.7 Km**
- Care Point Hospital **4.3 Km**
- Citizens High School **5.6 Km**
- Seawoods Grand Central Mall **22.7 Km**
- Daily needs Fresh **2.9 Km**

LAND & APPROVALS

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

APEX LANDMARK

BUILDER & CONSULTANTS

With a legacy of more than 40 years backing it, the heritage of Apex Realty has transformed the skylines of many suburbs in Mumbai as well as Navi Mumbai through our companies Sonal Realty and M2 Developers. The Apex Realty head office is located in Vashi, Navi Mumbai. The team is headed by Mr. Dwijen Shah and Mr. Karan Shah. The company has by far completed 5 residential projects and 4 and still on-going.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

APEX LANDMARK

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2021

2100 Sqmt

1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Apex Landmark	2	16	6	1 BHK,2 BHK,3 BHK	96
First Habitable Floor				3rd	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	327 sqft
2 BHK	523 sqft
3 BHK	695 sqft

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

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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 11559.63	INR 3780000	INR 4200000
2 BHK	INR 11271.51	INR 5895000	INR 6550000
3 BHK	INR 15539.57	INR 10800000	INR 12000000

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

GST	Stamp Duty	Registration
5%	7%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

APEX LANDMARK

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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February 2021	523	3	INR 4350000	INR 8317.4
December 2020	523	NA	INR 5350000	INR 10229.45
December 2020	523	NA	INR 5350000	INR 10229.45
October 2020	323	1	INR 4000000	INR 12383.9

APEX LANDMARK

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	53
Connectivity	53

Infrastructure	50
Local Environment	100
Land & Approvals	36
Project	64
People	39
Amenities	56
Building	65
Layout	53
Interiors	63
Pricing	40
Total	56/100

APEX LANDMARK

Disclaimer

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