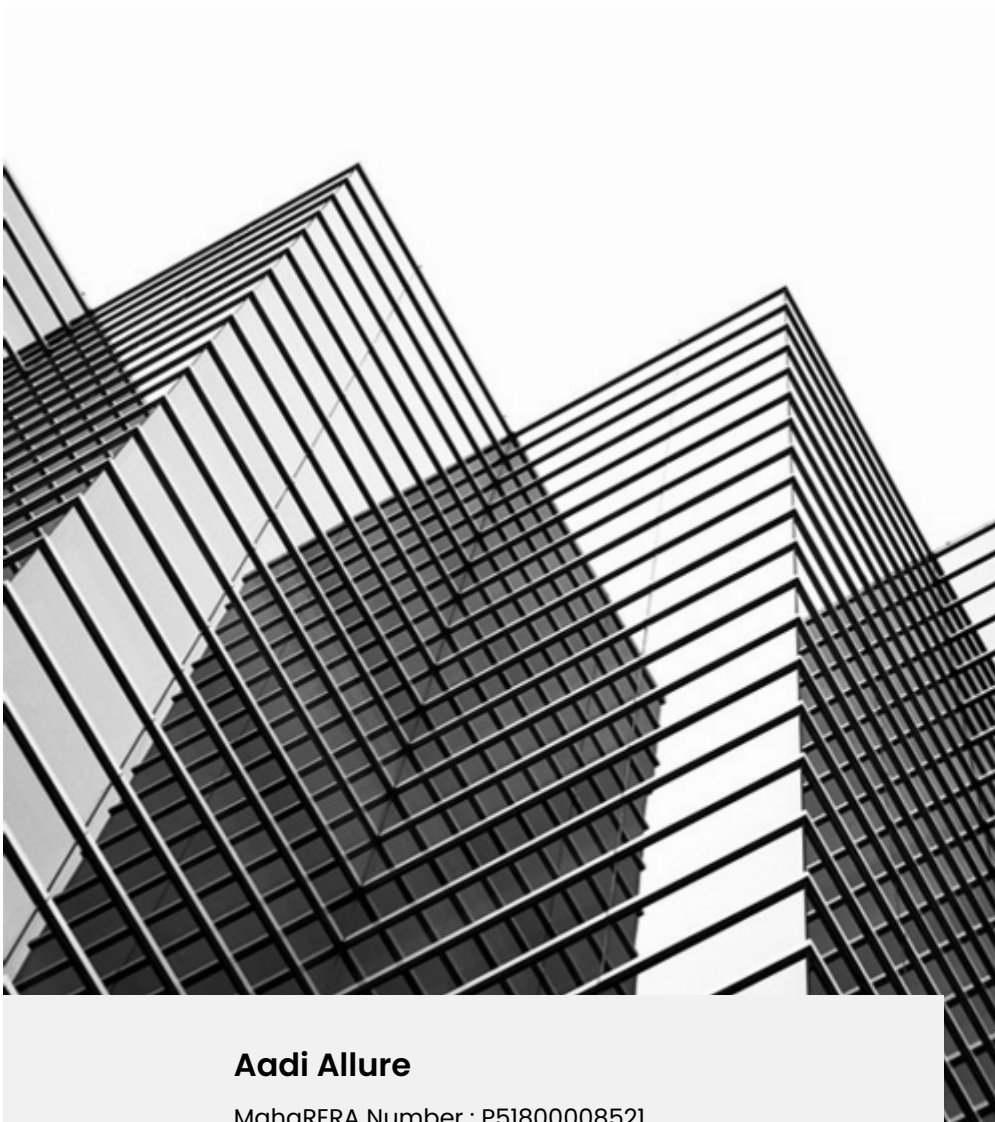


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# PROP REPORT



**Aadi Allure**

MahaRERA Number : P51800008521



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 Kanjurmarg (East). Kanjurmarg is a suburb in east central mumbai. Kanjurmarg railway station is the main access point for IIT Bombay. Kanjurmarg East is a developed residential locality.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

#### Connectivity & Infrastructure

- Kanjurmarg Railway Station **2.7 Km**
- Fortis Hospital **7.7 Km**
- IIT Bombay, IES Secondary School **1 Km**
- R City Mall **5.6 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

NA

1

NA

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## BUILDER & CONSULTANTS

Aadi Properties came into existence with an idea to change lives through high-quality home ownership. It is a joint venture between two seasoned real estate houses - The Leo Group and The Prashasti Group. Aadi Group has proved their commitment to building high quality & beautiful homes with robust financial backing and ability to execute end to end projects in record time throughout the city. In the last 25 years, they have successfully developed & delivered over 30 lac square feet of residential spaces and over 15 lac square feet is under construction. In past 2 decades, they have delivered almost a dozen landmark projects in Borivali, Kandivali, Andheri, Bandra and other areas of Mumbai.

**Project Funded By**

**Architect**

**Civil Contractor**

NA

NA

NA

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## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

2019 Ready to move

5 Acre

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Kids Play Area,Gymnasium
<b>Leisure</b>	Amphitheatre,Senior Citizen Zone,Temple
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Acacia	2	22	4	1 BHK,2 BHK	88
Begonia	2	22	4	1 BHK,2 BHK	88
Camellia	2	22	4	1 BHK,2 BHK	88
Dahila	2	22	4	1 BHK,2 BHK	88

Emilia	2	22	4	1 BHK,2 BHK	88
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First Habitable Floor	NA
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## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	458 sqft
2 BHK	721 - 732 sqft
1 BHK	458 sqft
2 BHK	721 - 732 sqft

1 BHK	458 sqft
2 BHK	721 sqft
1 BHK	503 sqft
2 BHK	721 - 732 sqft
1 BHK	503 sqft
2 BHK	721 - 732 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Air Conditioners

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24017.47	--	INR 11000000 to 15800000
2 BHK	INR 23360.66	--	INR 17100000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA



**Bank Approved  
Loans**

Axis Bank,Bank of Baroda,HDFC Bank,ICICI Bank,LIC  
Housing Finance Ltd,PNB Housing Finance Ltd,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	48
Connectivity	33
Infrastructure	32
Local Environment	30
Land & Approvals	56

<b>Project</b>	82
<b>People</b>	46
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	41
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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