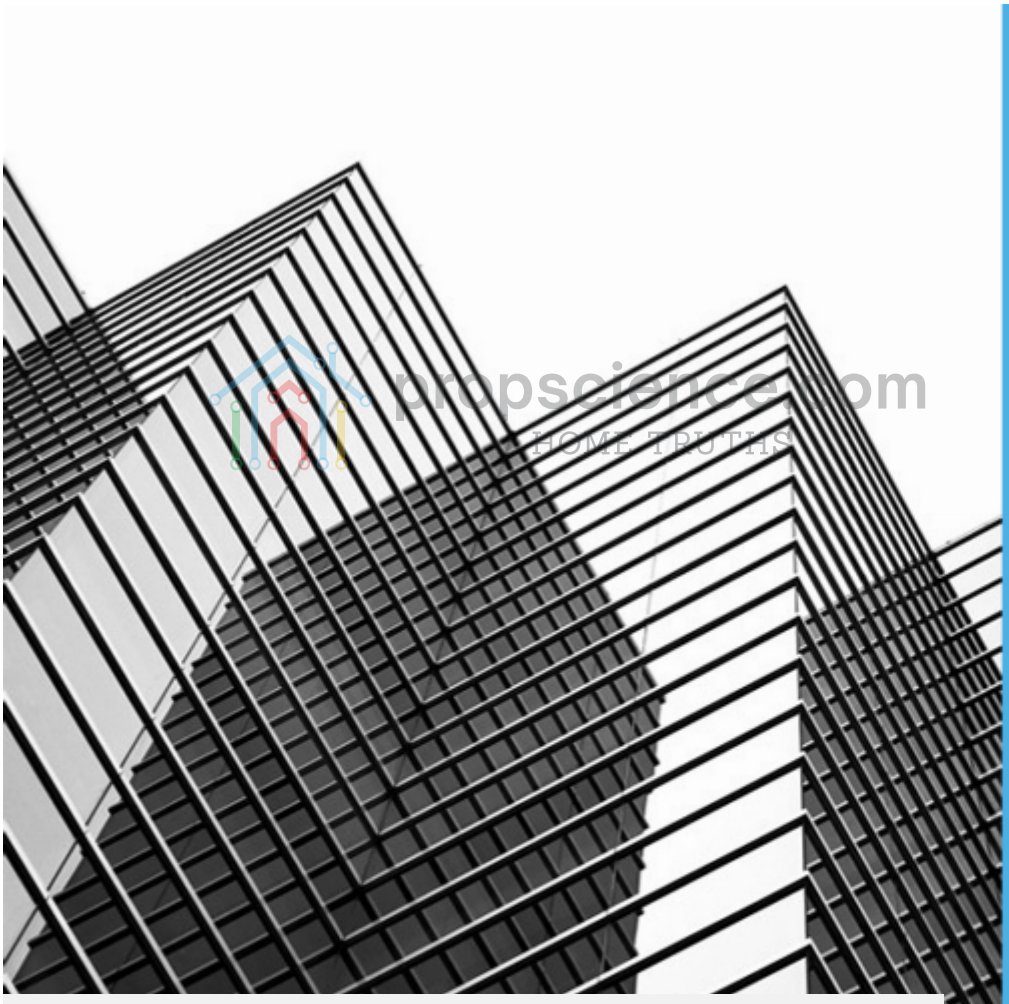
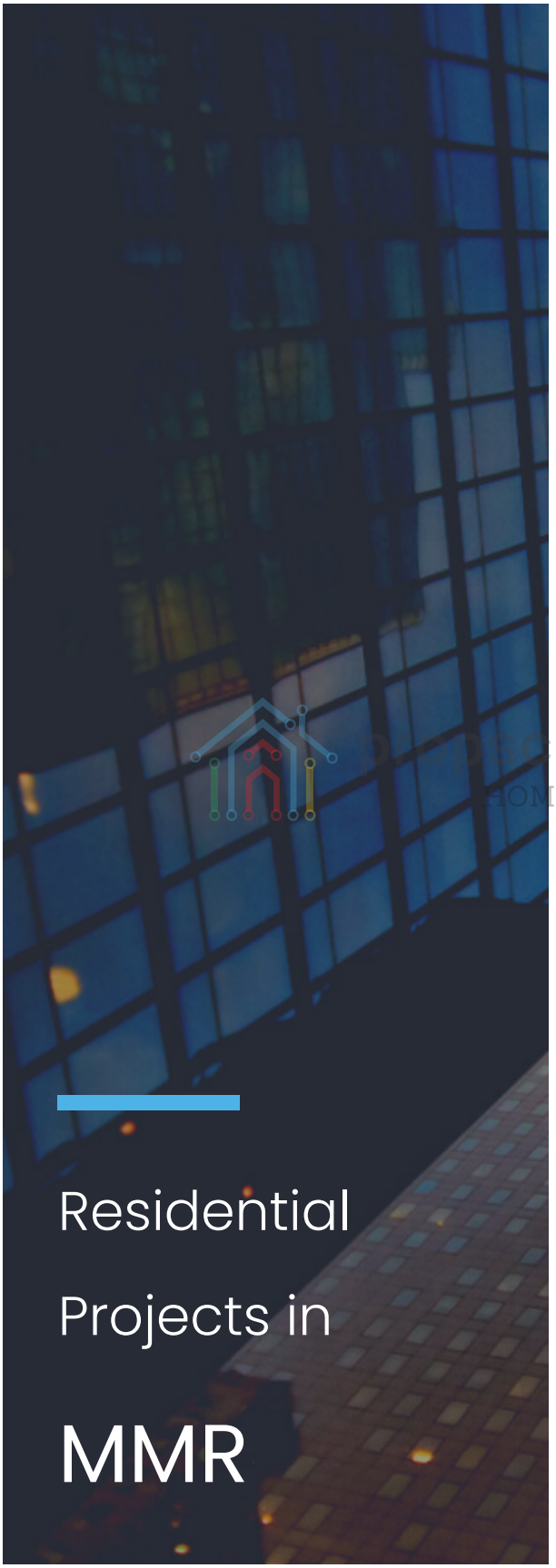
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PROP REPORT



Aadi Allure

MahaRERA Number : P51800008521



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.

Propscience.com HOME TRUTHS

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. Kanjumarg East is a developed residential locality.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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HOME TRUTHS

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**

AADI ALLURE

LAND & APPROVALS

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

NA	1	NA

AADI ALLURE

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.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AADI ALLURE

PROJECT & AMENITIES

Time Line	Size	Typography

2019 Ready to move	5 Acre	1 BHK,2 BHK

Project Amenities

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

AADI ALLURE

BUILDING LAYOUT

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HOME TRUTHS

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

Emillia	2	22	4	1 BHK,2 BHK	88

First Habitable Floor	NA

Services & Safety

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

AADI ALLURE

FLAT INTERIORS

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HOME TRUTHS

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

Floor To Ceiling Height	NA
Views Available	NA

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HOME TRUTHS

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	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.

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HOME TRUTHS

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	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.

AADI ALLURE

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.

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HOME TRUTHS

Category	Score
Place	48
Connectivity	33
Infrastructure	32
Local Environment	30
Land & Approvals	56

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

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HOME TRUTHS

AADI ALLURE

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