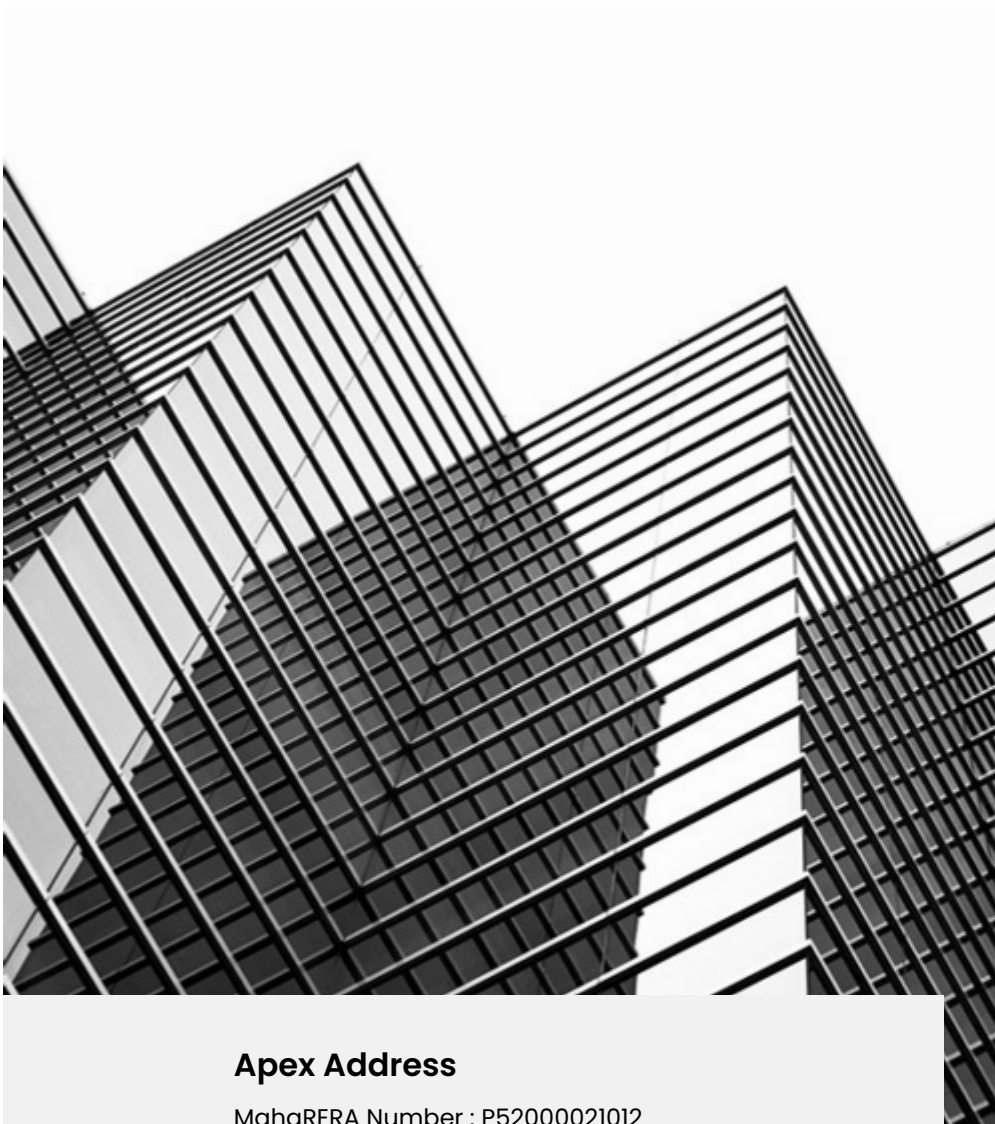


propscience.com

# PROP REPORT



**Apex Address**

MahaRERA Number : P52000021012



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.

APEX ADDRESS

## LOCATION

Post Office	Police Station	Municipal Ward
NA	Karanjade Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **45 Km**
- Chhatrapati Shivaji Maharaj International Airport **44.5 Km**
- Panvel Railway Station **2.4 Km**
- Panvel Hospital **800 Mtrs**
- K.E.S. English Medium High School **2.3 Km**
- Orion Mall **2.7 Km**
- Reliance SMART **1.4 Km**

APEX ADDRESS

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

APEX ADDRESS

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	700 Sqmt	1 BHK,Studio

### Project Amenities

Sports	NA
Leisure	NA

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

APEX ADDRESS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Apex Address	1	6	6	1 BHK,Studio	36
<b>First Habitable Floor</b>					1st

### Services & Safety

- **Security** : Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : NA

APEX ADDRESS

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	254.6 - 258 sqft
Studio	154 - 192 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

APEX ADDRESS

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 15833.33	INR 2660000	INR 2800000 to 3200000
1 BHK	INR 15710.92	INR 4000000	INR 4200000 to 4300000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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

**Bank Approved  
Loans**

HDFC Bank

### **Transaction History**

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

APEX ADDRESS

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	53
<b>Connectivity</b>	48
<b>Infrastructure</b>	86
<b>Local Environment</b>	73
<b>Land &amp; Approvals</b>	36



<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	77
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>52/100</b>

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APEX ADDRESS

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