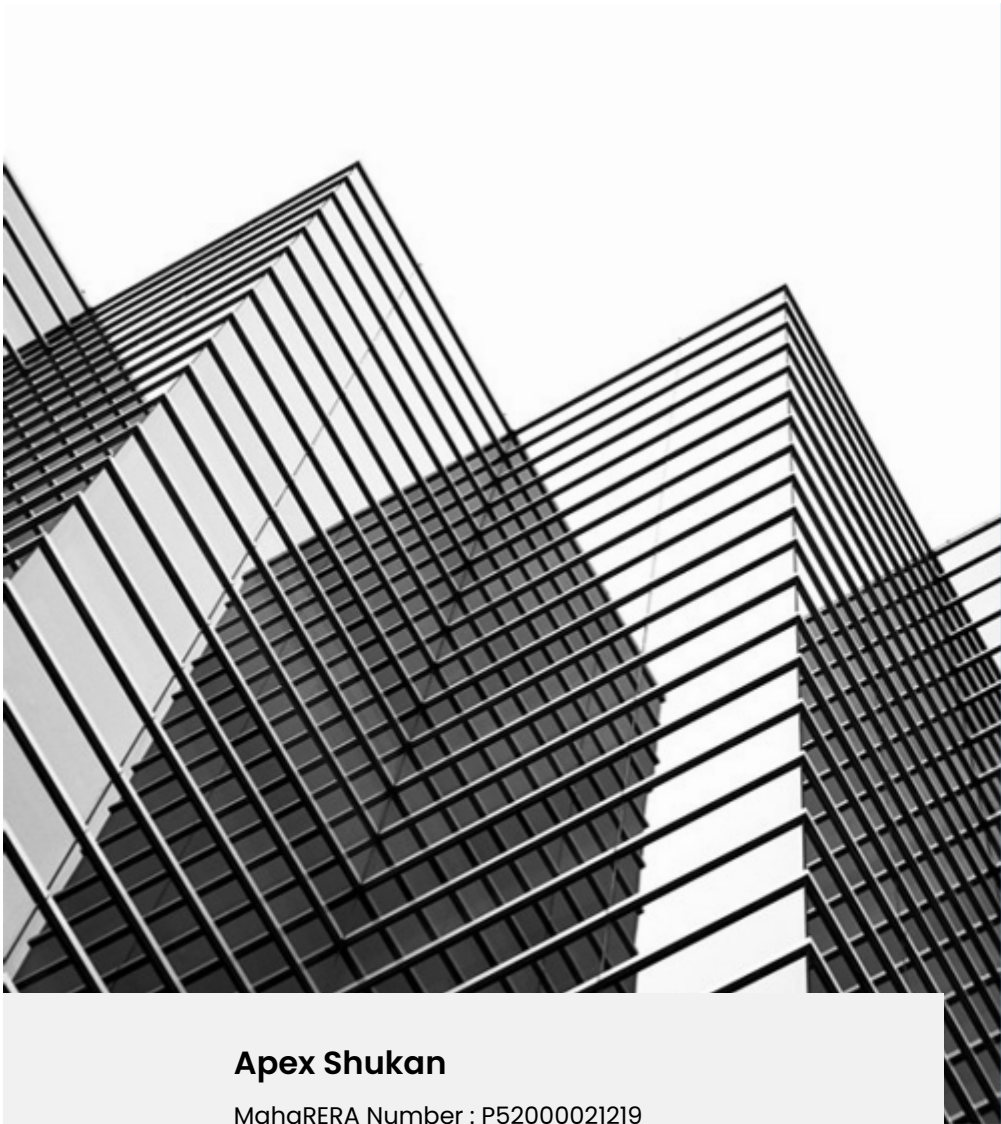


propscience.com

PROP REPORT



Apex Shukan

MahaRERA Number : P52000021219



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	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**

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 SHUKAN

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

APEX SHUKAN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	169 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

APEX SHUKAN

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Apex Shukan	1	4	3	1 BHK,Studio	12
First Habitable Floor				1st	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

APEX SHUKAN

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	250.8 sqft
Studio	167.49 - 184 sqft

Floor To Ceiling Height	NA
Views Available	NA

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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 13612.75	INR 2280000	INR 2400000 to 2629000
1 BHK	INR 13636.36	INR 3420000	INR 3600000

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

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.

APEX SHUKAN

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	48
Infrastructure	86
Local Environment	73
Land & Approvals	36

Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	55
Pricing	30
Total	50/100

APEX SHUKAN

Disclaimer

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