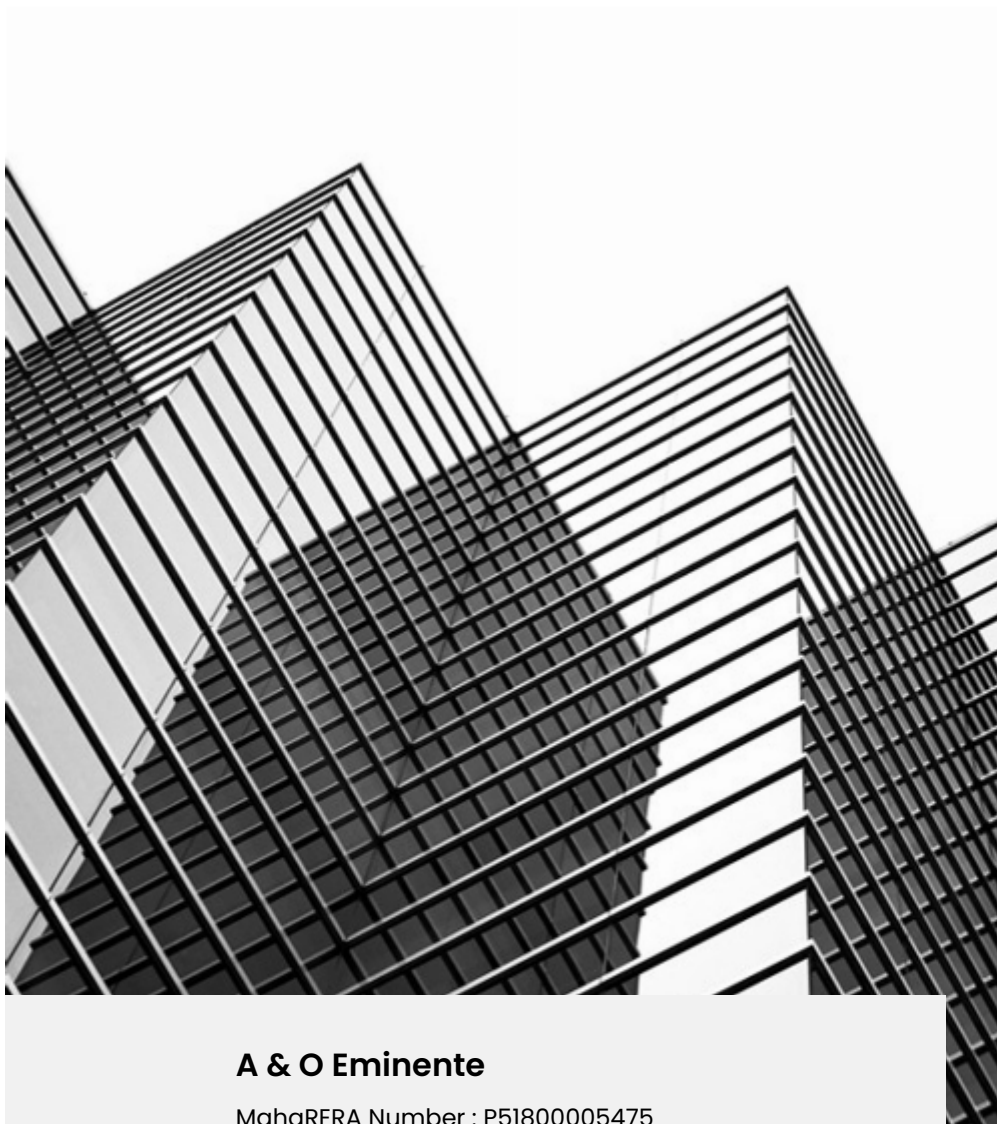


propscience.com

PROP REPORT



A & O Eminente

MahaRERA Number : P51800005475



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

The project is in Dahisar (East). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujrati and Marathi. Some of the most notable projects in the area include MCL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | Ward R North |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Dahisar Railway Station **1.1 Km**
- Karuna Hospital **1.1 Km**
- Central Shopping Mall **1.7 Km**

LAND & APPROVALS

| | | |
|---|-----------------------------|-----------------------------------|
| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
| NA | 2 | NA |

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BUILDER & CONSULTANTS

| | | |
|--------------------------|------------------|-------------------------|
| Project Funded By | Architect | Civil Contractor |
| NA | NA | NA |

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PROJECT & AMENITIES

| | | |
|----------------------------------|-------------|-------------------|
| Time Line | Size | Typography |
| Completed on 31st December, 2020 | 0.88 Acre | 1 BHK |

Project Amenities

| | |
|---------------|---|
| Sports | Basketball Court,Kids Play Area,Gymnasium |
|---------------|---|

| | |
|-----------------------------------|--|
| Leisure | Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Landscaped Gardens,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A To E | 2 | 23 | 5 | 1 BHK | 115 |
| First Habitable Floor | | | | | NA |

Services & Safety

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

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FLAT INTERIORS

| | |
|----------------------|--------------------------|
| Configuration | RERA Carpet Range |
| 1 BHK | 373.83 - 455.57 sqft |

| | |
|--------------------------------|----|
| Floor To Ceiling Height | NA |
|--------------------------------|----|

| | |
|------------------------|----|
| Views Available | NA |
|------------------------|----|

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

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 21667.6 | -- | INR 8100000 to 9900000 |

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 | NA |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,IDBI 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.

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 | 65 |
| Connectivity | 48 |
| Infrastructure | 52 |
| Local Environment | 30 |
| Land & Approvals | 56 |
| Project | 68 |
| People | 39 |
| Amenities | 42 |

| | |
|------------------|---------------|
| Building | 53 |
| Layout | 38 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 46/100 |

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Disclaimer

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