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PROP REPORT



Acropolis

MahaRERA Number : P51800017864



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station | Municipal Ward |
|-------------|------------------------|----------------|
| Juhu PO | Andheri Police Station | Ward K West |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 41 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.90 Km**
- Best stop at Linking Road, **250 Mtrs**
- D N Nagar Metro Station **4 Km**
- Andheri Station (W), Andheri West, **2.10 Km**
- Western Express Highway **4.10 Km**
- Nanavati Max Super Speciality Hospital, SV Rd, **2.80 Km**
- Malini Kishor Sanghvi College Of Commerce And Economics (Ritambhara), **1.00 Km**
- Alfa stores, Shop No 5/6, Dadi House, Irla Rd, **1.30 Km**
- Super Market, Irla Rd, **1.30 Km**

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022 | NA | 1 |

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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, 2022

15000 Sqmt

3 BHK,4 BHK

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Basketball Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area |
| Leisure | NA |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Waste Segregation,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Juhu acropolis | 2 | 15 | 1 | 3 BHK,4 BHK | 15 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : MyGate / Security Apps
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

| | |
|---|---|
| Configuration | RERA Carpet Range |
| 3 BHK | 2015 sqft |
| 4 BHK | 2711 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Road View / No View |
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |

| | |
|---------------------|---|
| Finishing | Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|---------------|
| 3 BHK | INR 65000 | INR 130975000 | INR 130975000 |
| 4 BHK | INR 65000 | INR 176215000 | INR 176215000 |

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,Kotak 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 | 65 |

| | |
|-----------------------------|---------------|
| Connectivity | 73 |
| Infrastructure | 100 |
| Local Environment | 100 |
| Land & Approvals | 36 |
| Project | 71 |
| People | 56 |
| Amenities | 44 |
| Building | 63 |
| Layout | 68 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 65/100 |

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