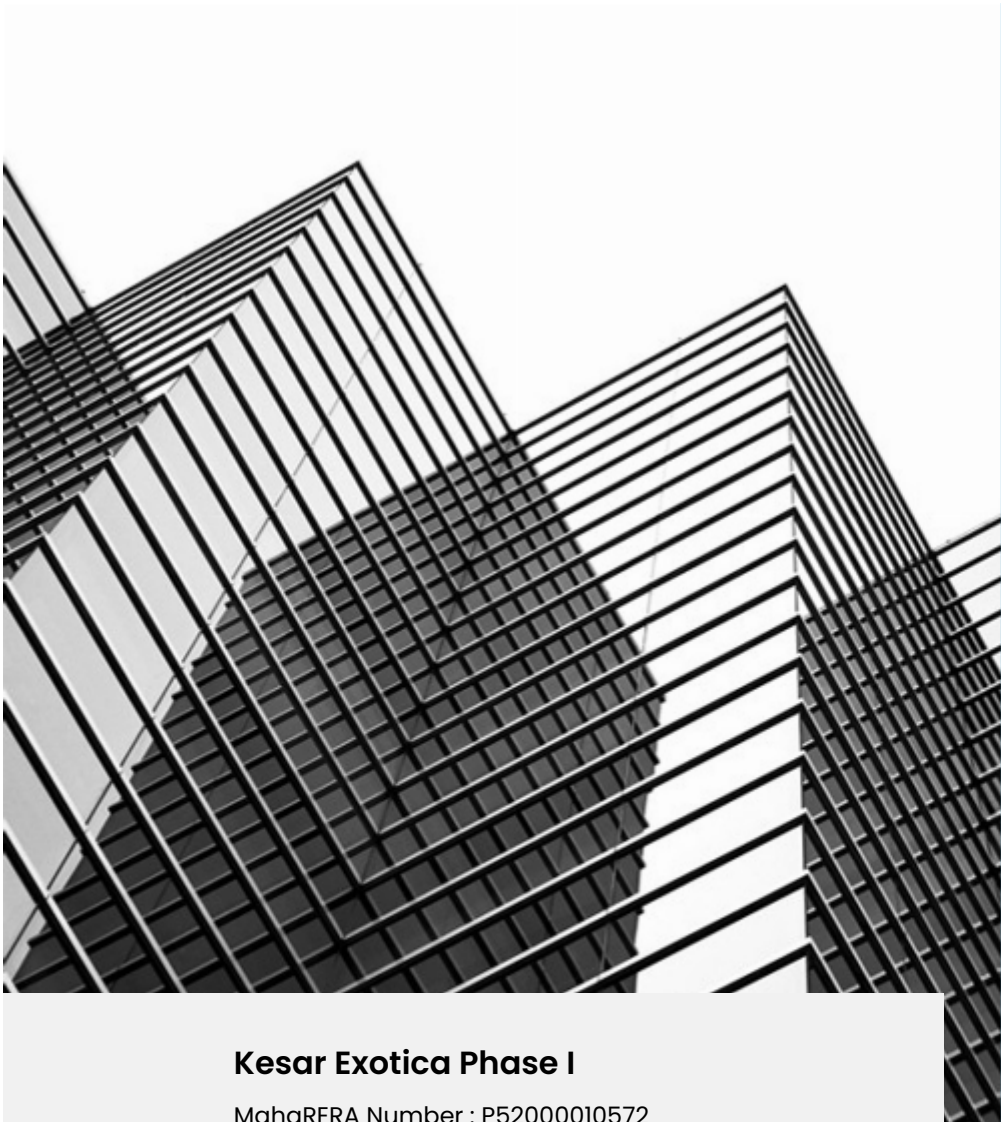


propscience.com

# PROP REPORT



**Kesar Exotica Phase I**

MahaRERA Number : P52000010572



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Kharghar Railway Station **2.6 Km**
- Kharghar Medicity Hospital **2.6 Km**
- Ryan International School **2.4 Km**
- Little World Mall **2.6 Km**

## LAND & APPROVALS

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

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KESAR EXOTICA PHASE I

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	Soyuz Talib Architect Pvt Ltd	NA

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KESAR EXOTICA PHASE I

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December,  
2020

13381.75  
Sqmt

2 BHK,2.5 BHK,3 BHK,4  
BHK

## Project Amenities

<b>Sports</b>	Basketball Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage

KESAR EXOTICA PHASE I

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Orrin	2	17	2	2 BHK	34
Nerio	2	17	2	2 BHK	34

Kaelin	2	17	2	2 BHK	34
Kai	2	17	2	2 BHK	34
Mokosh	2	17	2	2.5 BHK	34
Moana	2	17	2	3 BHK	34
Lamar	2	17	2	2.5 BHK	34
Leith	2	17	2	3 BHK	34
Mesi	2	17	2	4 BHK	34

First Habitable Floor	1st
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## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

KESAR EXOTICA PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	516.3 – 522.3 sqft
2 BHK	516.3 – 522.3 sqft
2 BHK	516.3 – 522.3 sqft
2 BHK	516.3 – 522.3 sqft
2.5 BHK	640.6 – 646.5 sqft
3 BHK	822.5 sqft
2.5 BHK	640.6 – 646.5 sqft
3 BHK	822.5 sqft
4 BHK	1184.5 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform

<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Air Conditioners

KESAR EXOTICA PHASE I

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 19331.31	INR 15900000	INR 16800000

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

GST	Stamp Duty	Registration
0%	5%	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
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

KESAR EXOTICA PHASE I

## 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>	55
<b>Connectivity</b>	48

<b>Infrastructure</b>	72
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	48
<b>Project</b>	63
<b>People</b>	56
<b>Amenities</b>	50
<b>Building</b>	53
<b>Layout</b>	44
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>49/100</b>

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KESAR EXOTICA PHASE I

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