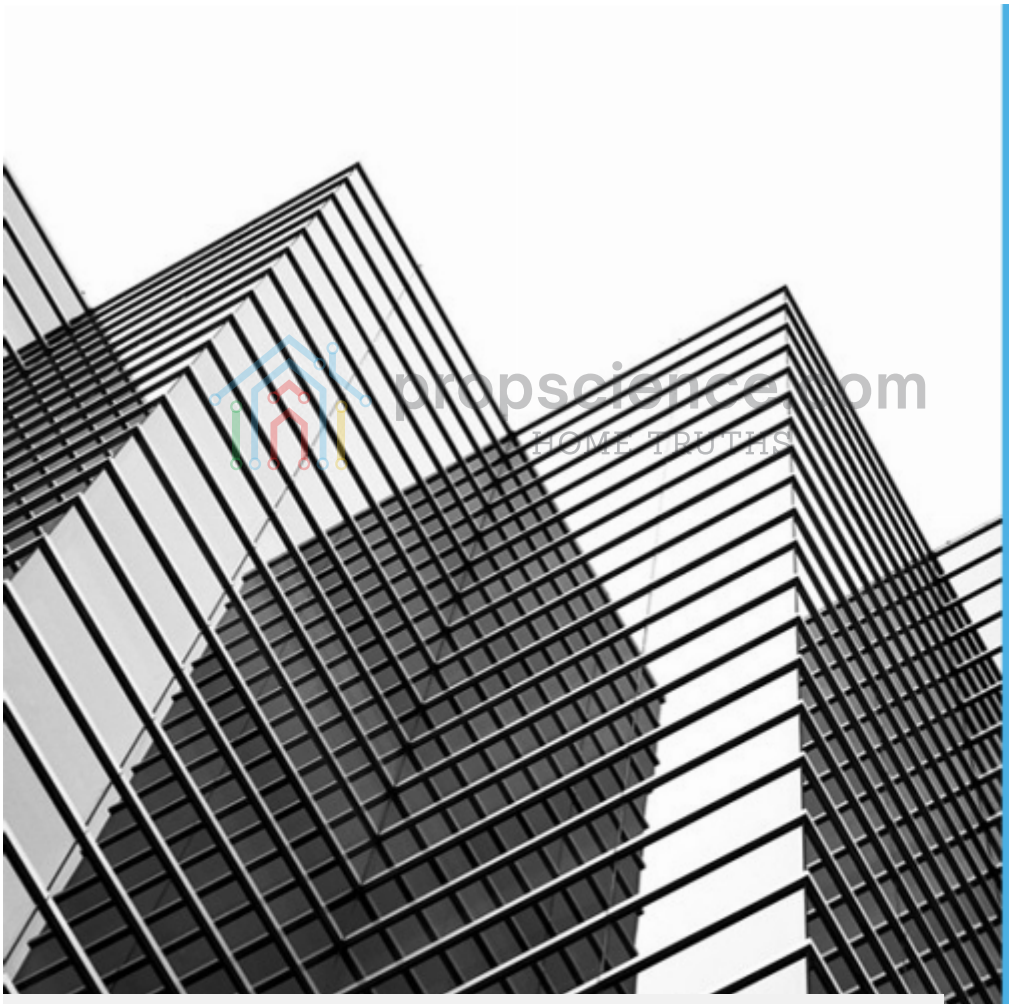
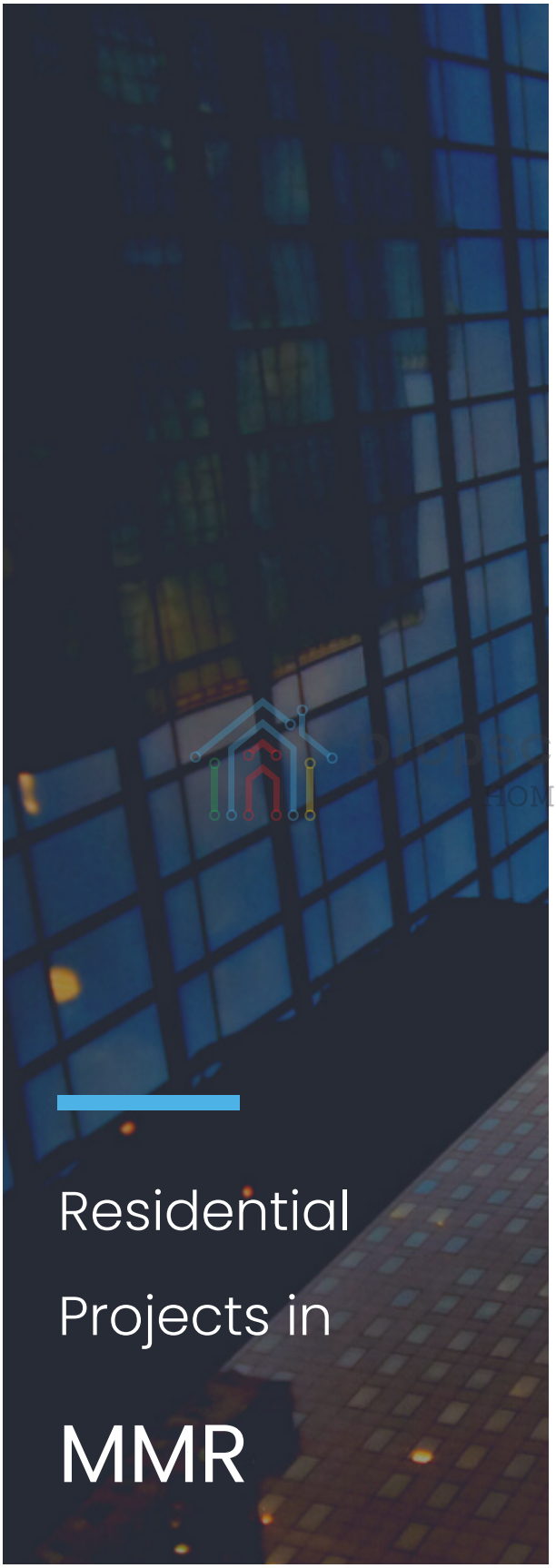
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# PROP REPORT




## A And O Estado

MahaRERA Number : P51800007548



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.

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# LOCATION

The project is in Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Government Colony | Khar Police Station | Ward H East |

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## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 84 Satisfactory AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **5.30 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.80 Km**
- Bandra Bus Station (E), D Block BKC, Kherwadi, Bandra East, Mumbai, Maharashtra 400051 **1.50 Km**
- Bandra Junction, Bandra Terminus, **2.70 Km**
- Western Express Highway **600 Mtrs**
- Guru Nanak Hospital **93.00 Mtrs**
- Chetana College, New Bldg., Survey No. 341, Government Colony, **450 Mtrs**
- Cinemax **100 Mtrs**
- Elco Market, A-1, Hill Rd, Patkar Blocks, Bandra West, Mumbai, Maharashtra 400050 **4.20 Km**

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# LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| NA | 2 | 1 |

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# BUILDER & CONSULTANTS

A&O Realty was founded by Chetan Bhanushali and Pravin Chamaria in 2013 and would be recognised as an entity synonymous with inclusive growth and high quality homes. The company has a history of growing its business on the principles of fairness and honesty by developing an organisation that will alter the way clients view and experience real estate. A&O Realty has constructed and delivered over 4 million square feet through 32 completed projects.

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

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2024 | 0.48 Acre | 2 BHK,3 BHK,3.5 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Swimming Pool,Kids Play Area,Gymnasium |
| **Leisure** | Yoga Room / Zone |

| | |
|---|---|
| **Business & Hospitality** | Multipurpose Hall |
| **Eco Friendly Features** | Rain Water Harvesting,Landscaped Gardens |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| A and O ESTADO | 3 | 16 | 6 | 2 BHK,3 BHK,3.5 BHK | 96 |
| **First Habitable Floor** | | | | 4th floor | |

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## Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 663 - 824 sqft |
| 3 BHK | 1231 - 1241 sqft |
| 3.5 BHK | 1366 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Road View / No View |

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| | |
|---|---|
| **Flooring** | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |

| White Goods | Modular Kitchen |
|---|---|

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | INR 28500 | INR 18895500 | INR 18895500 to 23484000 |
| 3 BHK | INR 28500 | INR 35083500 | INR 35083500 to 35368500 |
| 3.5 BHK | INR 28500 | INR 38931000 | INR 38931000 |

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**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** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd |

**Transaction History**

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

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## ANNEXURE A

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| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---|---|---|---|---|
| **December 2021** | 1209 | 10 | INR 27500000 | INR 22746.07 |
| **October 2021** | 1201 | 5 | INR 39000000 | INR 32472.94 |
| **October 2021** | 819 | 5 | INR 26500000 | INR 32356.53 |
| **October 2021** | 661 | 5 | INR 21350000 | INR 32299.55 |

| | | | | |
|---|---|---|---|---|
| **October 2021** | 664 | 5 | INR 21460000 | INR 32319.28 |
| **January 2021** | 1199 | 6 | INR 34500000 | INR 28773.98 |
| **December 2020** | 1199 | 10 | INR 31301550 | INR 26106.38 |
| **December 2020** | 823 | 9 | INR 21050750 | INR 25578.07 |
| **December 2020** | 824 | 9 | INR 21050750 | INR 25547.03 |
| **December 2020** | 1209 | 11 | INR 41950000 | INR 34698.1 |
| **December 2020** | 1209 | 9 | INR 41950000 | INR 34698.1 |

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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 | 48 |
| Connectivity | 83 |
| Infrastructure | 92 |
| Local Environment | 90 |
| Land & Approvals | 42 |
| Project | 64 |
| People | 46 |
| Amenities | 36 |
| Building | 63 |
| Layout | 62 |
| Interiors | 63 |
| Pricing | 40 |

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| | |
|---|---|
| **Total** | **61/100** |

## A AND O ESTADO

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