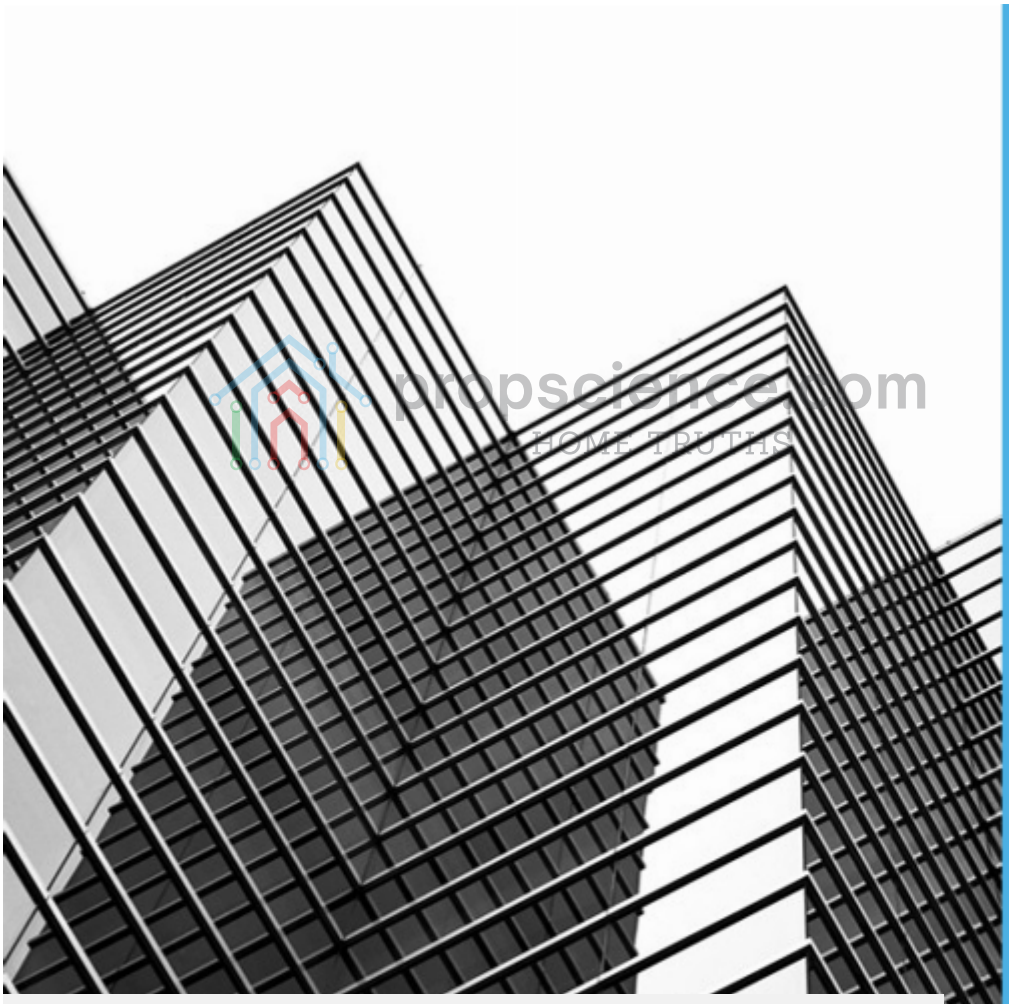
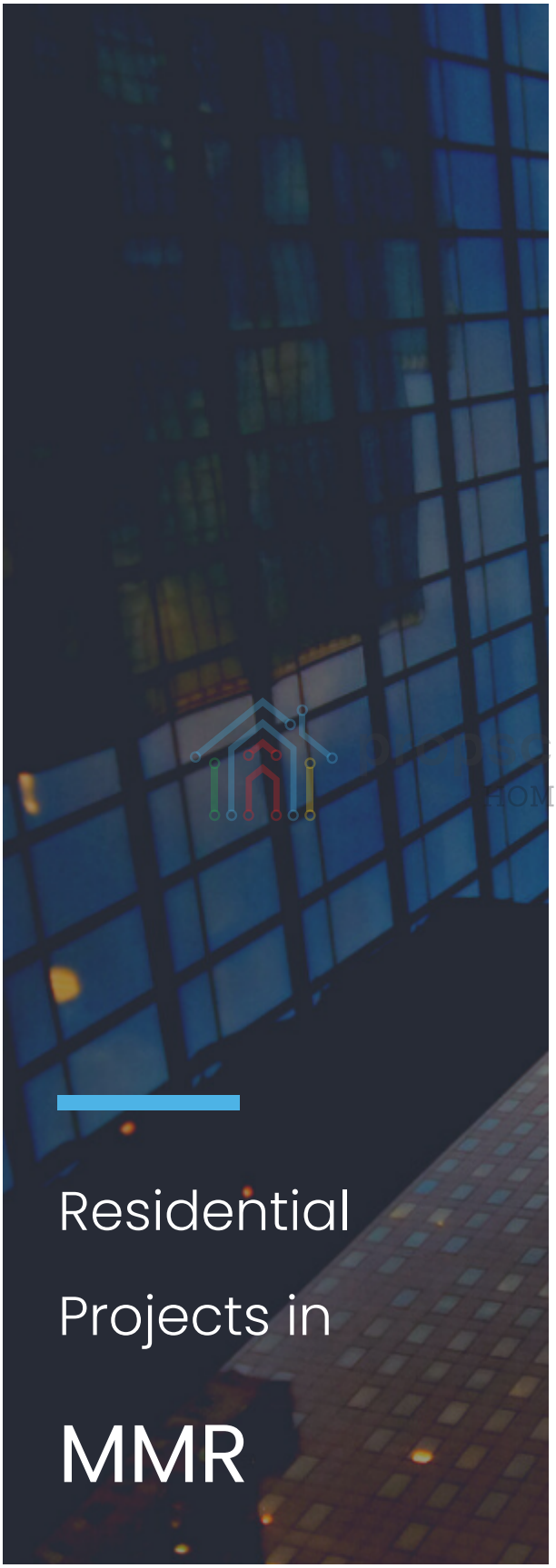
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PROP REPORT



Acciano Aurelia

MahaRERA Number : P99000019904



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 169 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **52 Km**
- Hanuman Talao, Ram Nagar **850 Mtrs**
- Vasai Railway Station **4.7 Km**
- NH 48 **12 Km**
- Janseva Hospital **1.6 Km**
- Tree House High School **3 Km**
- Dattani Mall **1.5 Km**
- D Mart **1.9 Km**

ACCIANO AURELIA

LAND & APPROVALS

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

ACCIANO AURELIA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

ACCIANO AURELIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2023	2530 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Outdoor Gym

Leisure	Deck Area,Pergola
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

ACCIANO AURELIA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Acciano-Aurelia	0	3	1	3 BHK	3

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First Habitable Floor	Ground Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

ACCIANO AURELIA

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	855 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 19927.49	INR 17038000	INR 18900000

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

GST	Stamp Duty	Registration
1%	7%	INR 200000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 150000

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,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	55
Connectivity	55
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	61
People	39
Amenities	36

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Building	53
Layout	68
Interiors	63
Pricing	50
Total	**59/100**

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