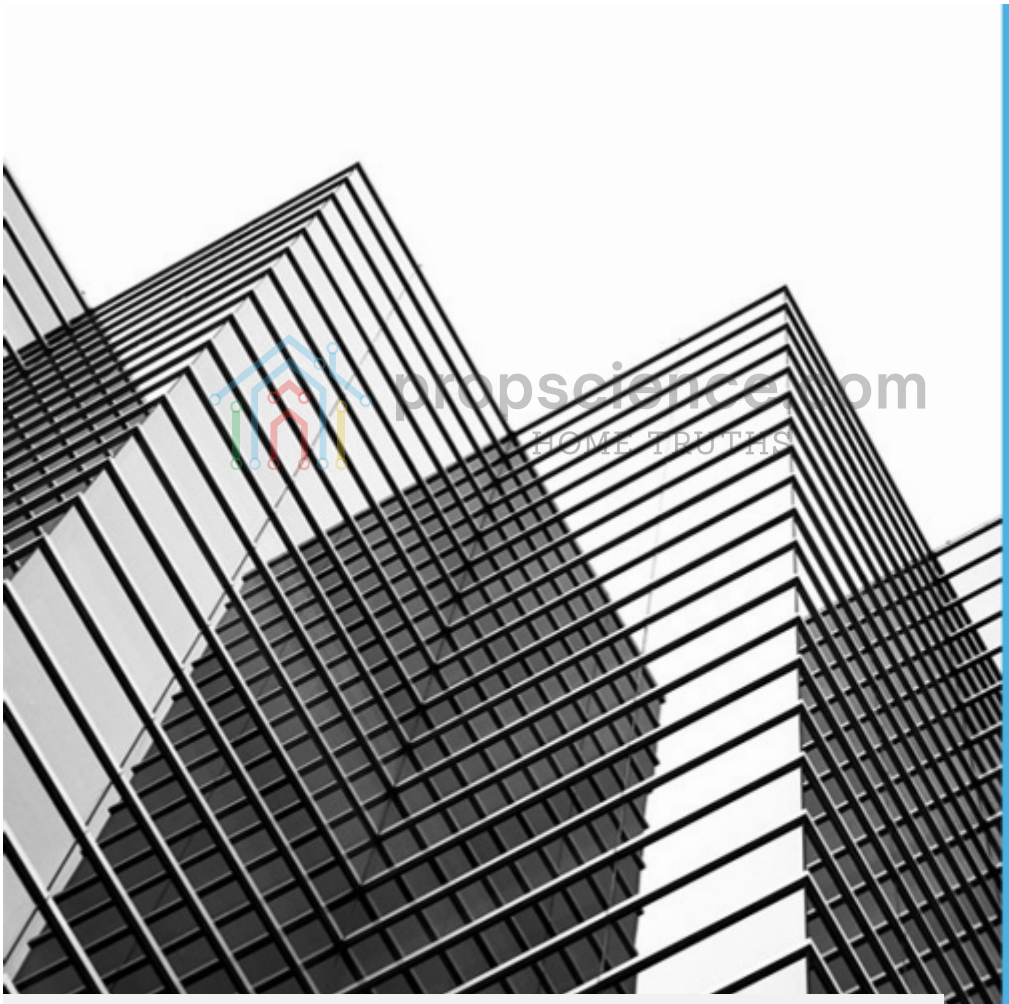
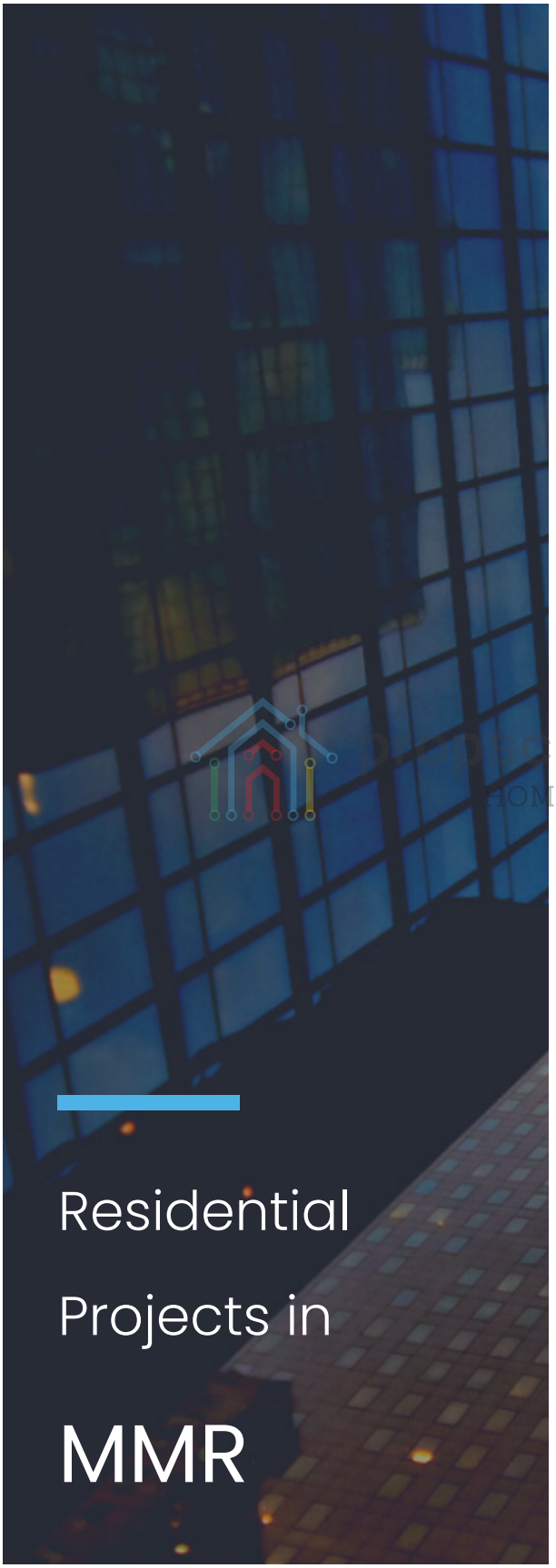
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PROP REPORT



Ambika Estate Phase 1

MahaRERA Number : P51700008966



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 Bhiwandi -Thane Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Shelar	Bhiwandi Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

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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 135 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **45.4 Km**
- Bhiwandi Bus Depot **4.5 Km**
- Bhiwandi Railway Station **9.6 Km**
- NH848, Bhiwandi **1 Km**
- Yash Clinic **1.4 Km**
- Rising Stars-english school **3.8 Km**
- Metro Junction Mall **16.2 Km**
- D Mart, Mohan Square One **16.7 Km**

AMBIKA ESTATE PHASE 1

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	NA	1

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AMBIKA ESTATE PHASE 1

BUILDER & CONSULTANTS

Karnani Builders & Developers is well-known for meeting the needs of its clientele. Through its services, the company aims to provide a good experience. They believe in customer centricity, and it is because of this philosophy that the company has been able to establish long-term connections.It is given top priority to ensure a happy client experience by making available high-quality goods and/or services.This organisation is led by Mr. Anup Karnani, a young and energetic engineer who has acquired the competence and leadership skills from his forefathers, who pioneered his growth in this business by inoculating him with their enormous experience. The Group's vision and dedication have created Karnani Builders & Developers, the group's flagship firm, a household brand in the Western Suburbs' fastest developing residential segment, namely Borivali and Kandivali. The Group has reached new heights by acquiring and constructing various properties on its own, carving a niche for the quality of construction and modern facilities supplied.

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Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

AMBIKA ESTATE PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st March, 2022	47696 Sqmt	1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
MOUNT PLEASANT B	2	14	8	2 BHK,3 BHK	112

MONT BLANC C	2	14	8	1 BHK,2 BHK	112
MONT BLANC A	2	21	8	1 BHK,2 BHK	168
MONT BLANC B	2	21	8	1 BHK,2 BHK	168
MOUNT PLEASANT A	2	21	8	2 BHK,3 BHK	168
HIMALAYAS A , Bookings not Open	2	21	8	2 BHK,2.5 BHK,3 BHK	168
HIMALAYAS B, Bookings not Open	2	21	8	2 BHK,2.5 BHK,3 BHK	168
HIMALAYAS C, Bookings not Open	2	21	8	2 BHK,2.5 BHK,3 BHK	168
ACROPLOLIS, Bookings not Open	2	21	8	2 BHK,2.5 BHK	168

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MOUNT EVEREST A, Bookings not Open	2	21	8	1 BHK,1.5 BHK	168
MOUNT EVEREST B,Bookings not Open	2	21	8	1 BHK,1.5 BHK	168
MOUNT EVEREST C, Bookings not Open	2	21	8	1 BHK,1.5 BHK	168
MOUNT EVEREST D, Bookings not Open	2	21	8	1 BHK,1.5 BHK	168
First Habitable Floor				1st	

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

AMBIKA ESTATE PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	604.6 sqft
3 BHK	705.75 - 891.9 sqft
2 BHK	531.44 sqft
1 BHK	393.06 - 424.48 sqft
1 BHK	383.49 - 424.48 sqft
2 BHK	534.66 sqft
1 BHK	378.64 - 421.25 sqft
2 BHK	527.99 sqft
3 BHK	701.23 - 891.36 sqft
2 BHK	537.78 - 607.29 sqft
2 BHK	604.6 sqft

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3 BHK	969.58 sqft
2.5 BHK	741.26 - 891.9 sqft
2 BHK	604.6 sqft
3 BHK	969.58 sqft
2.5 BHK	746.42 - 891.9 sqft
2.5 BHK	741.26 - 891.9 sqft
2 BHK	604.6 sqft
3 BHK	969.58 sqft
2 BHK	604.6 sqft
2.5 BHK	705.75 - 891.9 sqft
1 BHK	427.39 - 427.93 sqft
1.5 BHK	538 sqft
1 BHK	427.39 - 427.93 sqft
1.5 BHK	513.47 sqft

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1 BHK	427.39 - 427.93 sqft
1.5 BHK	538 sqft
1 BHK	427.39 - 427.93 sqft
1.5 BHK	513.47 sqft

Floor To Ceiling Height	Between 9 and 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,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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AMBIKA ESTATE PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 7525.64	INR 3980000	INR 4179000 to 6719000
3 BHK	INR 7536.66	INR 5285000	INR 5549250 to 7673400
1 BHK	INR 7535.75	INR 2854000	INR 2996700 to 3386985
2.5 BHK	INR 7534.48	INR 5319000	INR 5584950 to 7059150
1.5 BHK	INR 7536.95	INR 3870000	INR 4063500 to 4257750

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 250000	INR 0

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,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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	55
Connectivity	55
Infrastructure	50
Local Environment	90
Land & Approvals	64
Project	66
People	48
Amenities	62
Building	57
Layout	54
Interiors	63
Pricing	40
Total	**59/100**

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AMBIKA ESTATE PHASE 1

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