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# PROP REPORT



**Agarwal Exotica**

MahaRERA Number : P99000002405



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

Post Office	Police Station	Municipal Ward
Vasai Road E	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 75 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **45.9 Km**
- Vasai Bus Depot **4.6 Km**
- Vasai Railway Station **4.5 Km**
- NH 48 **7.1 Km**
- Evershine Multispecialty Hospital **1.9 Km**
- Vidya Vikasini School (ICSE) **3.4 Km**
- Box Street Vasai **550 Mtrs**
- D Mart **4.2 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	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, 2021	14044.14 Sqmt	1 BHK,2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Jogging Track,Kids Play Area
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT



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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	14	5	1 BHK,2 BHK,3 BHK	70
Wing B	2	14	5	1 BHK,2 BHK,3 BHK	70
Wing C	2	14	4	1 BHK,2 BHK,3 BHK	56

Wing D	2	14	4	1 BHK,2 BHK,3 BHK	56
Wing E	2	14	4	1 BHK,2 BHK,3 BHK	56
First Habitable Floor					1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators



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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	359 sqft
2 BHK	567 sqft
3 BHK	715 sqft

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<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

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

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10306.41	--	INR 3700000
2 BHK	INR 9347.44	--	INR 5300000
3 BHK	INR 10349.65	--	INR 7400000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	 <b>propscience.com</b> Axis Bank, HDFC Bank, ICICI Bank, IDBI Bank, SBI 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	55
Connectivity	45
Infrastructure	70
Local Environment	100
Land & Approvals	50
 <b>Project</b>	69
People	46
Amenities	54
Building	84
Layout	53
Interiors	63
Pricing	30

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Total

60/100

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