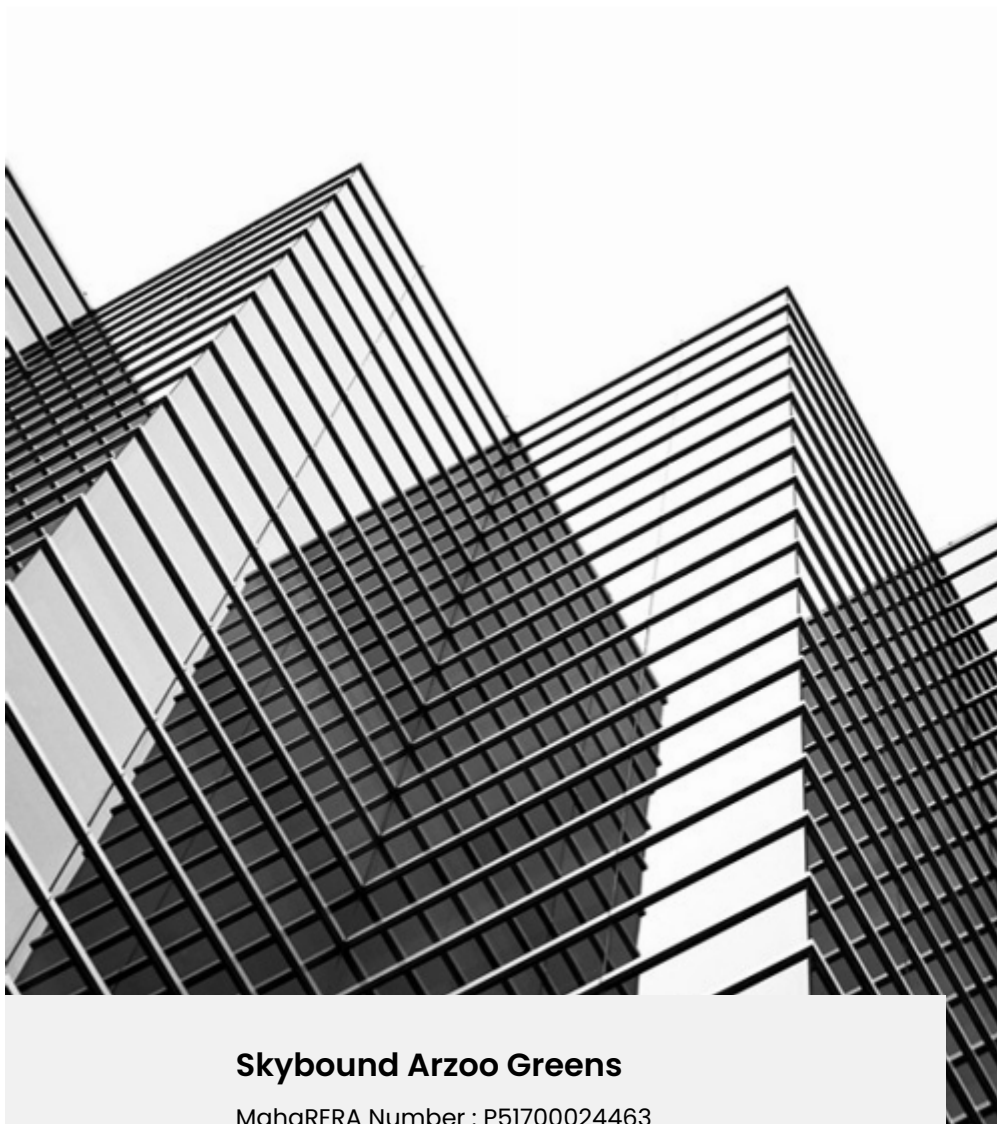


propscience.com

PROP REPORT



Skybound Arzoo Greens

MahaRERA Number : P51700024463



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 Mumbai- Nasik Highway. 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 |
|-------------|----------------|---|
| Pimplas | NA | Bhiwandi-Nizampur Municipal Corporation |

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 89 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **49.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **38.7 Km**
- Bhiwandi Bus Depot **4.4 Km**
- Bhiwandi Railway Station **5.2 Km**
- NH848, Bhadwad Gaon **3.3 Km**
- Bhiwandi Health Care Multi Speciality Hospital **3.5 Km**
- Swami Vivekanand School **2.7 Km**
- Metro Junction Mall **10.6 Km**
- D Mart, Mohan Square One **11 Km**

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2022 | 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 |
|--------------------|-----------|--------------|
| 2025 Ready to move | 7000 Sqmt | 1 BHK,Studio |

Project Amenities

| | |
|-----------------------------------|------------------------------|
| Sports | Cricket Pitch,Kids Play Area |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 2 | 8 | 7 | 1 BHK | 56 |
| Wing B | 2 | 8 | 7 | 1 BHK,Studio | 56 |
| First Habitable Floor | | | | | 1st |

Services & Safety

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

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 291 – 330 sqft |

| | |
|--------|----------------|
| 1 BHK | 297 - 341 sqft |
| Studio | 203 - 227 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, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |
| Finishing | Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| Studio | INR 9025 | INR 1832075 | INR 1928500 |
| 1 BHK | INR 9025 | INR 2626275 | INR 2764500 to 3135000 |

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 | INR 0 | 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 | 45 |
| Connectivity | 45 |
| Infrastructure | 50 |
| Local Environment | 100 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 44 |
| Project | 71 |
| People | 39 |
| Amenities | 30 |
| Building | 57 |
| Layout | 53 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 53/100 |

SKYBOUND ARZOO
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