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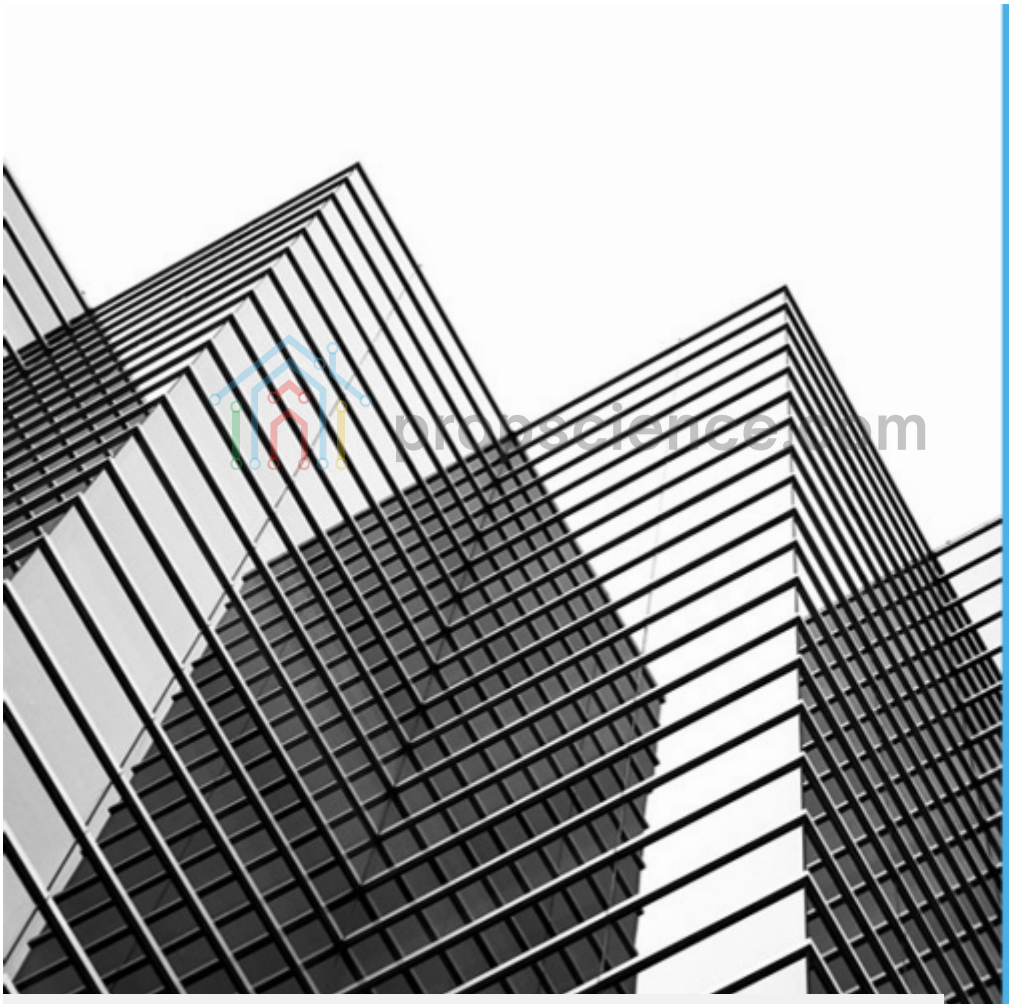
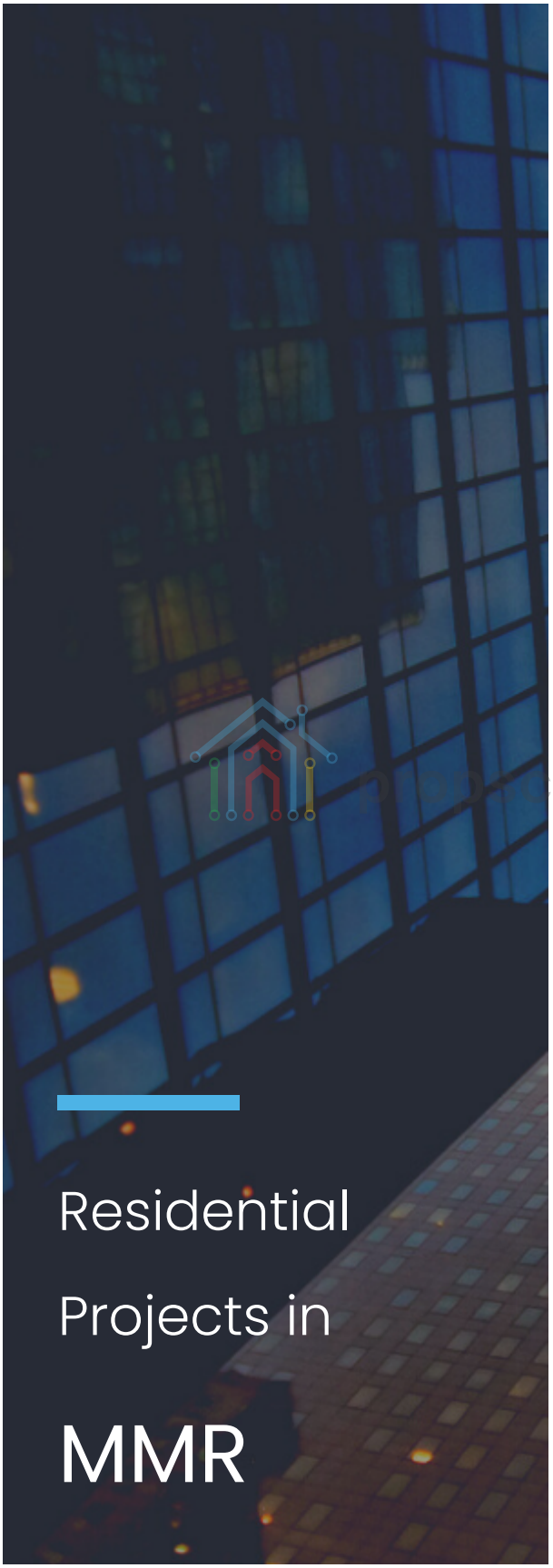
PROP REPORT



Orange Aura

MahaRERA Number : P51700004783



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
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Bokadvira Railway station **2.1 Km**
- CarePoint Hospital **1.8 Km**
- Anmol English Medium School **1.7 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	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, 2020	1100 Sqmt	2 BHK

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Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Orange Aura	2	19	2	2 BHK	38

First Habitable Floor	1st

Services & Safety

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- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	453.4 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 15086.02	INR 6840000	INR 7200000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

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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	53
Connectivity	48
Infrastructure	58
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	45

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Pricing	30
Total	**45/100**

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