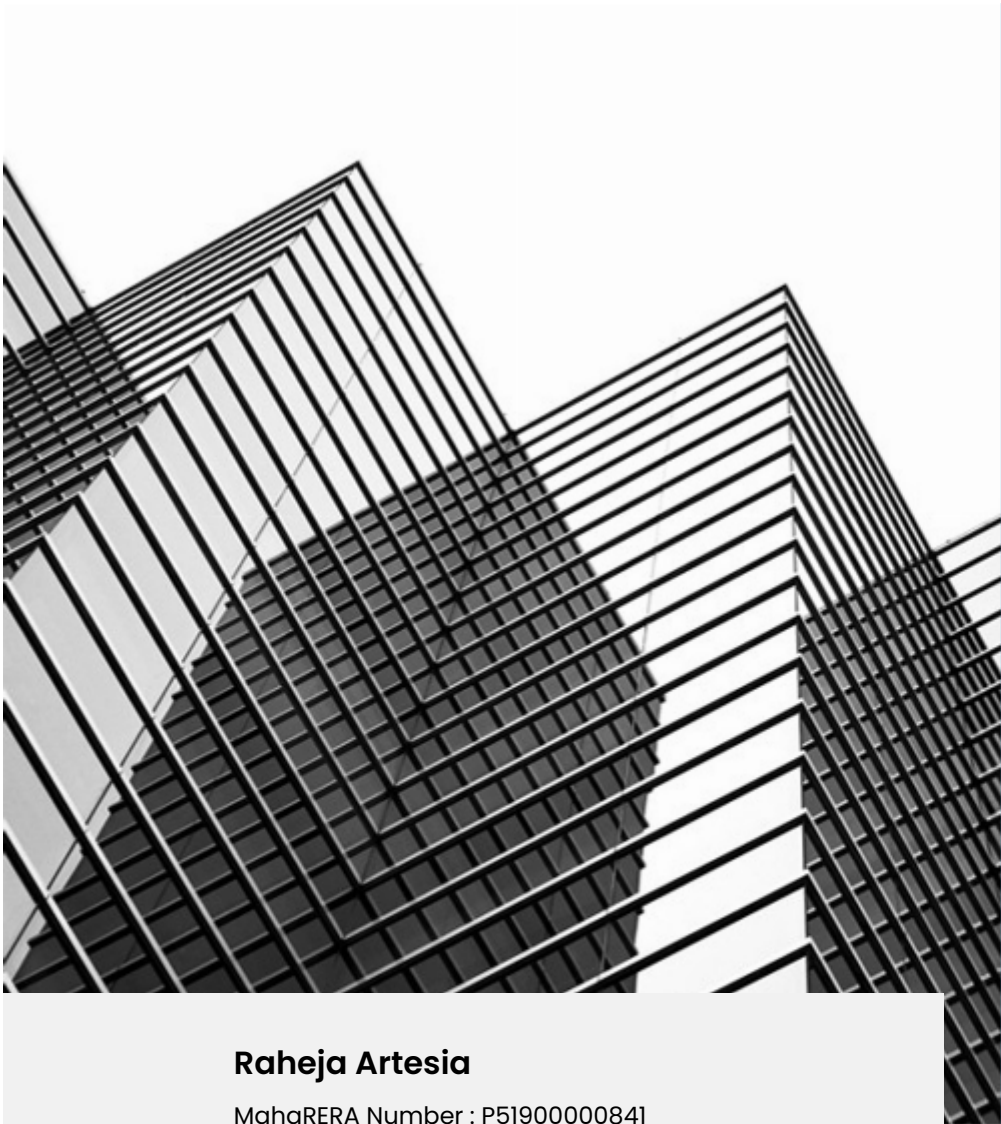


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PROP REPORT



Raheja Artesia

MahaRERA Number : P51900000841



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

The project is in Worli. Worli is a locality in Mumbai. It is one of the four peninsulas of Mumbai, the others being Colaba, Bandra and Malabar Hill. The focal point of upscale Worli is its seaside promenade, with views of the Arabian Sea and the striking Bandra-Worli Sea Link cable bridge. Worli is a popular residential choice, with some of the cities most affluent businessmen owning bungalows in the vicinity. The Bandra-Worli Sea Link connect the locality to Mumbai Suburbs, making it very centrally located. Some of the most expensive residences in the city are being constructed in this area. The localities boasts of several eateries, hotels and recreational centres.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------------|----------------|
| Worli | Worli Police Station | Ward G South |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **14.00 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.50 Km**
- Agripada Bus Stop **4.8 Km**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **3.70 Km**
- M. A. Podar Hospital, Dr Annie Besant Rd, B Wing, BDD Chawls Worli, Worli, Mumbai, Maharashtra 400018 **1.20 Km**
- ISME School of Management and Entrepreneurship, One India Bulls Center Tower 2B, 4th Floor, Senapati Bapat Marg, Parel, Mumbai, Maharashtra 400013 **1.80 Km**
- Palladium mall, A-2, UNIT NO 83 & 84, SHAH & NAHAR INDUSTRIAL ESTATE, S.J. ROAD, LOWER PAREL, Lower, Parel, Mumbai, Maharashtra 400013 **2.10 Km**
- Phoenix Palladium **2.9 Km**

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LAND & APPROVALS

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

RAHEJA ARTESIA

BUILDER & CONSULTANTS

K Raheja Corp Pvt Ltd is a Mumbai based real estate company established in 1979. Founded by Mr. Chandru L Raheja, today its board of directors include Ramesh Mohanlal Valecha, Neel Chandru Raheja, Sunil Madhav Hingorani, Ramesh Ranganathan, and Ravi Chandru Raheja. The legacy of K Raheja Corp spans across four decades, with the company having set up landmarks retail centres such as Shoppers Stop, Crosswords, esteemed medical institutes such as S L Raheja Hospital and several luxury residential complexes. Customer centricity, ethics, and environmentally friendly procedures have been at the forefront of the company's efforts to create extraordinary spaces. With a significant presence in Mumbai, Pune, Hyderabad, and Goa, K Raheja Corp. has been reinventing luxury living across the country.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

RAHEJA ARTESIA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-----------|--------------------|
| 2022 Ready to move | 4.85 Acre | 2 BHK,4 BHK,Duplex |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Squash Court,Swimming Pool,Gymnasium,Indoor Games Area |
| Leisure | Steam Room,Spa,Library / Reading Room |
| Business & Hospitality | Conference / Meeting Room,Barbeque Pit,Day Care,ATM / Bank Attached,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse |
| Eco Friendly Features | NA |

RAHEJA ARTESIA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|--------------------|-----------------|-----------------------|-----------------------|-------------------|
| Raheja Artesia | 9 | 58 | 4 | 2 BHK,4 BHK,Duplex | 232 |
| First Habitable Floor | | | | 7 th | |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA

RAHEJA ARTESIA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 1673 sqft |
| 4 BHK | 2964 - 3748 sqft |
| Duplex | 7404 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|------------------------------|------------------------------------|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |

| | |
|--------------|--|
| Finishing | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

RAHEJA ARTESIA

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|------------------|--------------------|-------------------------------|
| 2 BHK | INR 57576 | INR 96324648 | INR 96324648 |
| 4 BHK | INR 57576 | INR 170655264 | INR 170655264 to 215794848 |
| Duplex | INR 57576 | INR 426292704 | INR 426292704 |

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 | NA | NA |

| | |
|---------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd |

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|---------------|-----------------|
| October 2022 | 2964 | 21 | INR 243750080 | INR 82236.87 |

| | | | | |
|----------------|------|----|---------------|--------------|
| September 2022 | 2964 | 6 | INR 182500000 | INR 61572.2 |
| September 2022 | 2964 | 24 | INR 229950080 | INR 77581 |
| September 2022 | 2964 | 6 | INR 165000000 | INR 55668.02 |
| September 2022 | 2964 | 28 | INR 245120000 | INR 82699.06 |
| August 2022 | 2964 | 27 | INR 245207623 | INR 82728.62 |
| August 2022 | 3702 | 1 | INR 335000000 | INR 90491.63 |
| August 2022 | 2964 | 13 | INR 245000000 | INR 82658.57 |
| July 2022 | 2964 | 11 | INR 252283094 | INR 85115.75 |
| June 2022 | 3709 | 1 | INR 326088000 | INR 87918.04 |
| May 2022 | 2964 | 19 | INR 245120000 | INR 82699.06 |
| April 2022 | 2964 | 18 | INR 242056000 | INR 81665.32 |
| March 2022 | 6770 | 12 | INR 645780000 | INR 95388.48 |
| March 2022 | 2964 | 2 | INR 214480000 | INR 72361.67 |

| | | | | |
|--------------|------|----|---------------|---------------|
| March 2022 | 2964 | 37 | INR 251768880 | INR 84942.27 |
| March 2022 | 2964 | 18 | INR 254209600 | INR 85765.72 |
| March 2022 | 3706 | 39 | INR 423084343 | INR 114161.99 |
| March 2022 | 2964 | 39 | INR 326304838 | INR 110089.35 |
| March 2022 | 3702 | 4 | INR 226000000 | INR 61048.08 |
| January 2022 | 2964 | 29 | INR 220928000 | INR 74537.11 |

RAHEJA ARTESIA

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 | 65 |

| | |
|-----------------------------|---------------|
| Connectivity | 38 |
| Infrastructure | 100 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 69 |
| People | 56 |
| Amenities | 56 |
| Building | 53 |
| Layout | 62 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 55/100 |

RAHEJA ARTESIA

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