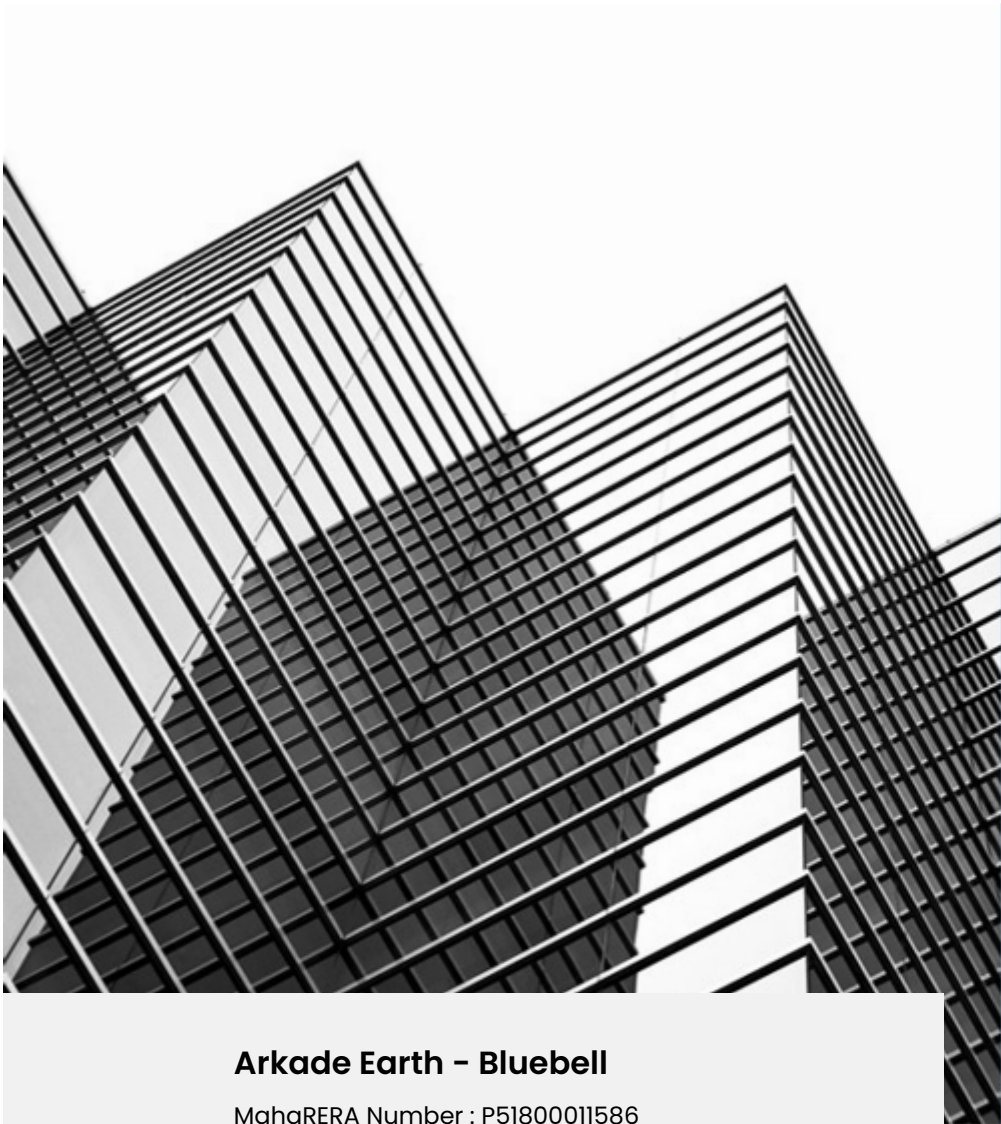


propscience.com

PROP REPORT



Arkade Earth – Bluebell

MahaRERA Number : P51800011586



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 Kanjurmarg (East). Kanjurmarg is a suburb in east central mumbai. Kanjurmarg railway station is the main access point for IIT Bombay. Kanjurmarg East is a developed residential locality.

| Post Office | Police Station | Municipal Ward |
|--------------|---------------------------|----------------|
| Bhandup East | Kanjurmarg Police Station | Ward S |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 72 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Tagore Nagar Junction / G.R Jolly Road **450 Mtrs**
- Kanjurmarg Railway Station **1 Km**
- Eastern Express Hwy, Maharashtra **8.6 Km**
- Krantiveer Mahatma Jyotiba Phule Hospital **2.1 Km**
- Shree Siddhi Vinayagar English High School **1.9 Km**
- Gallieria Shopping Mall **4.1 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **2.4 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 2 | 1 |

ARKADE EARTH – BLUEBELL

BUILDER & CONSULTANTS

Founded by Mr. Mangilal R. Jain in 1984. Their head office in Mumbai is located in Kandivali East. Arkade Group has developed 4 million sq.ft. till date and 2 million sq.ft. development in progress. Arkade is a professionally managed organisation with teams in various departments such as engineering, sales, architecture, planning, marketing etc.

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

ARKADE EARTH – BLUEBELL

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|--------|-------------------|
| Completed on 30th December, 2024 | 4 Acre | 1 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Jogging Track |
| Leisure | Amphitheatre,Senior Citizen Zone |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

ARKADE EARTH – BLUEBELL

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Bluebell | 3 | 22 | 4 | 1 BHK | 88 |
| First Habitable Floor | | | | 3 rd Floor | |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

ARKADE EARTH – BLUEBELL

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 466 sqft |

| Floor To Ceiling Height | Between 9 and 10 feet |
|-------------------------|-----------------------|
| Views Available | Road View / No View |

| Flooring | Vitrified Tiles |
|------------------------------|---------------------------------------|
| Joinery, Fittings & Fixtures | Kitchen Platform,Stainless Steel Sink |
| Finishing | NA |
| HVAC Service | NA |

| | |
|-------------|----|
| Technology | NA |
| White Goods | NA |

ARKADE EARTH – BLUEBELL

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 1 BHK | INR 27038.63 | INR 12600000 | INR 12600000 |

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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank |

Transaction History

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

ARKADE EARTH – BLUEBELL

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 | 48 |
| Connectivity | 65 |

| | |
|-----------------------------|---------------|
| Infrastructure | 78 |
| Local Environment | 70 |
| Land & Approvals | 56 |
| Project | 69 |
| People | 56 |
| Amenities | 50 |
| Building | 77 |
| Layout | 50 |
| Interiors | 38 |
| Pricing | 30 |
| Total | 57/100 |

ARCADE EARTH – BLUEBELL

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