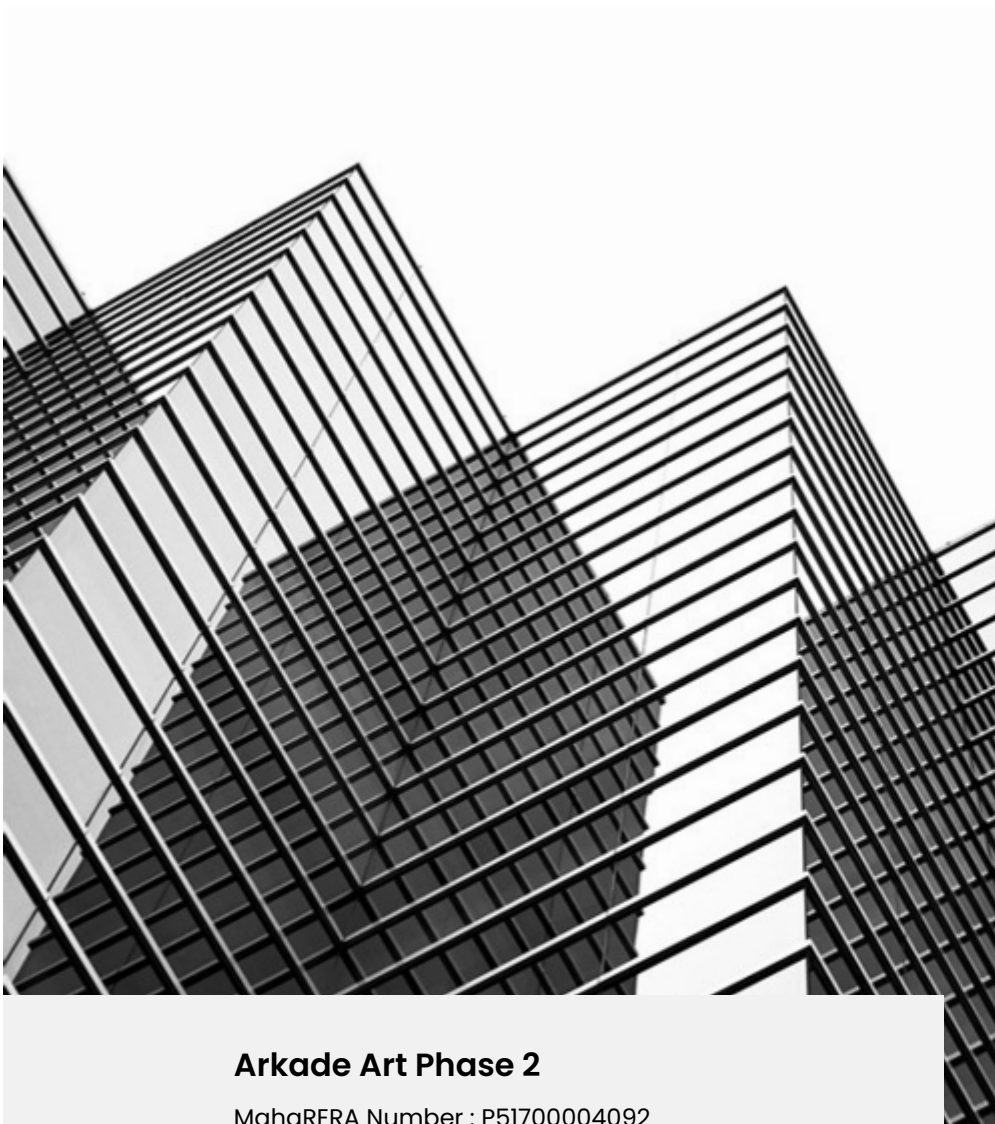


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PROP REPORT



Arkade Art Phase 2

MahaRERA Number : P51700004092



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mira Road | Kanikya | 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 84 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- International Airport **23.8 Km**
- Vinay Nagar Bus Stop **1.1 Km**
- Mira Road **3.5 Km**
- Western Express Highway **1.0 Km**
- Deepak Hospital **3 Km**
- RBK Global School **3.6 Km**
- Maxus Mall **4.7 Km**
- Star Market **2.9 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| February 2022 | NA | 1 |

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 |

PROJECT & AMENITIES



| Time Line | Size | Typography |
|-------------------------------------|------------------|------------------------------|
| Completed on 31st December, 2020 | 11399.13 Sqmt | 1 BHK,2 BHK,2.5 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Amphitheatre,Steam Room,Senior Citizen Zone,Pet Friendly |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens,Water Storage |

ARCADE ART PHASE 2

BUILDING LAYOUT



| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|---------------------|----------------|
| Evoke | 2 | 16 | 4 | 1 BHK,2 BHK,2.5 BHK | 64 |
| Prima | 2 | 15 | 4 | 2 BHK,3 BHK | 60 |
| First Habitable Floor | | | | 1st | |

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

ARKADE ART PHASE 2

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| 1 BHK | 345.84 – 346.17 sqft |

| | |
|---------|----------------------|
| 2 BHK | 471.89 – 526.46 sqft |
| 2.5 BHK | 606 sqft |
| 2 BHK | 696.96 – 712.57 sqft |
| 3 BHK | 833.56 – 848.09 sqft |

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

| | |
|------------------------------|---|
| 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 | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | -- | -- | INR 6000000 |
| 2 BHK | -- | -- | INR 7600000 to 9000000 |
| 2.5 BHK | -- | -- | INR 9000000 |
| 3 BHK | -- | -- | INR 11200000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 0% | 5% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 600000 | INR 0 |

| Festive Offers | The builder is not offering any festive offers at the moment. |
|----------------|---|
|----------------|---|

| | |
|----------------------------|-------------------------------|
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | HDFC Bank,ICICI Bank,SBI Bank |

Transaction History

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

ARKADE ART PHASE 2

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 | 63 |
| Connectivity | 73 |
| Infrastructure | 84 |
| Local Environment | 90 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 50 |
| Project | 60 |
| People | 56 |
| Amenities | 70 |
| Building | 80 |
| Layout | 47 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 65/100 |

ARKADE ART PHASE 2

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