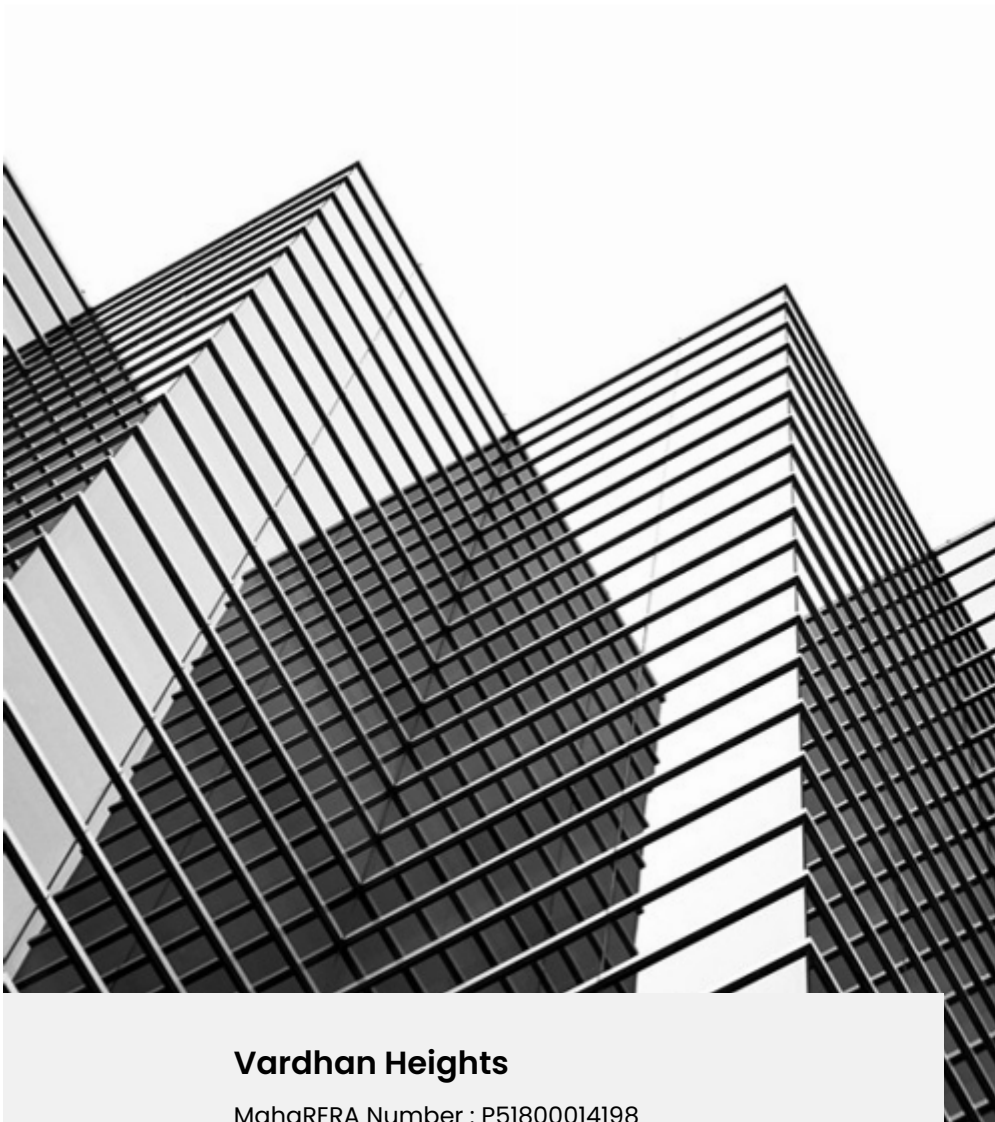


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PROP REPORT



Vardhan Heights

MahaRERA Number : P51800014198



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 Chembur (West). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. Vidyanagar , Neelkanth Vihar , Vidya Vihar East , Neelkhanth Valley , Chittranjan Nagar are the neighboring localities of Chembur. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 99 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.1 Km**
- Amar Mahal Bus Stop **600 Mtrs**
- Chembur Monorail Station **950 Mtrs**
- Chembur Railway Station **1.8 Km**
- Amar Mahal Junction Flyover **1 Km**
- Zen Multi Speciality Hospital **1.7 Km**
- Universal High School **1.2 Km**
- K Star Mall **2.3 Km**
- Parmeshwar Super Market **350 Mtrs**

VARDHAN HEIGHTS

LAND & APPROVALS

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

VARDHAN HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	1.16 Acre	1 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Sit-out Area
Business & Hospitality	Banquet Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Wing A	2	17	6	1 BHK	102
Wing B	2	17	4	1 BHK	68
Wing C	2	17	5	1 BHK	85
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV, Intercom Facility, Video Door Phone
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

VARDHAN HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	320 sqft
1 BHK	320 sqft

1 BHK	320 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

VARDHAN HEIGHTS

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6990000

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

GST	Stamp Duty	Registration
5%	5%	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	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

VARDHAN HEIGHTS

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	55
Connectivity	83
Infrastructure	92
Local Environment	70
Land & Approvals	50
Project	76
People	39
Amenities	42
Building	53
Layout	45
Interiors	45
Pricing	30

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