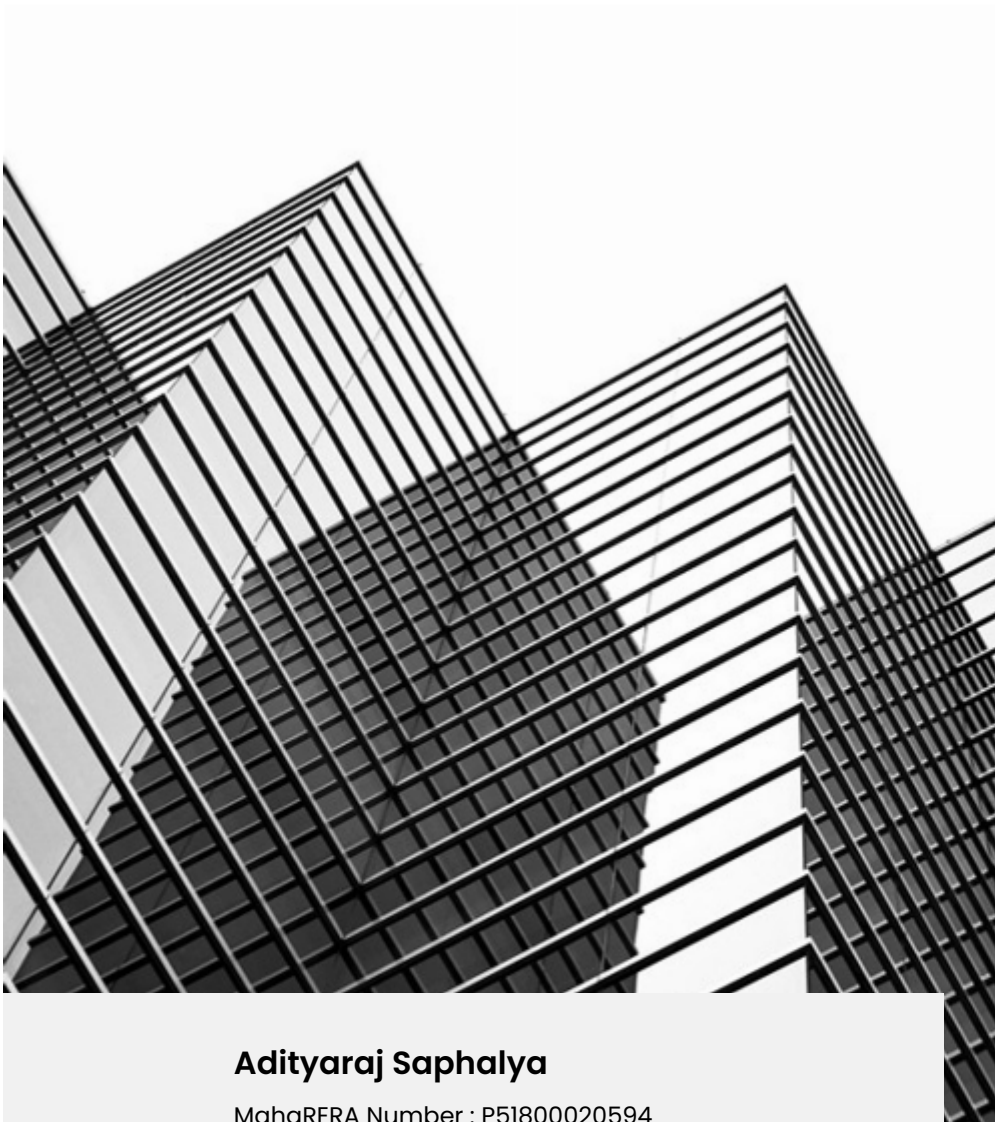


propscience.com

PROP REPORT



Adityaraj Saphalya

MahaRERA Number : P51800020594



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 142 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Bus Depo-Pant Nagar **400 Mtrs**
- Vivo Ghatkopar Metro Station **800 Mtrs**
- Ghatkopar Railway Station (E) **650 Mtrs**
- Eastern Express Hwy **1.1 Km**
- Parakh Hospital **700 Mtrs**
- Garodia International Centre **1.6 Km**
- R City Mall **2.7 Km**
- Morya Super Mart **200 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Adityaraj Group is in the field of construction since 1967's. It has not just mastered the art of construction but has proven its excellence in many other infra structural projects like government buildings, bridges, roads, national highways. After successfully completing hundreds of infra structural projects for the government & private sectors, Adityaraj Group has established itself in Residential Projects since 1995.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	0.21 Sqft	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Solar Pannel,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	16	3	1 BHK,1.5 BHK,2 BHK	48

B Wing	2	16	4	1 BHK,1.5 BHK,2 BHK	64
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	424 sqft
1.5 BHK	540 sqft
2 BHK	691 sqft
1 BHK	440 - 543 sqft

1.5 BHK	549 sqft
2 BHK	624 sqft

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,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 23518.52	INR 12700000	INR 14300000 to 17200000
1 BHK	INR 25943.4	--	INR 11900000 to 17000000
2 BHK	--	--	INR 19500000 to 21600000

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,DHFL Bank,HDFC Bank,ICICI
Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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	55
Connectivity	83
Infrastructure	86
Local Environment	63
Land & Approvals	30

Project	59
People	39
Amenities	54
Building	57
Layout	45
Interiors	55
Pricing	30
Total	55/100

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