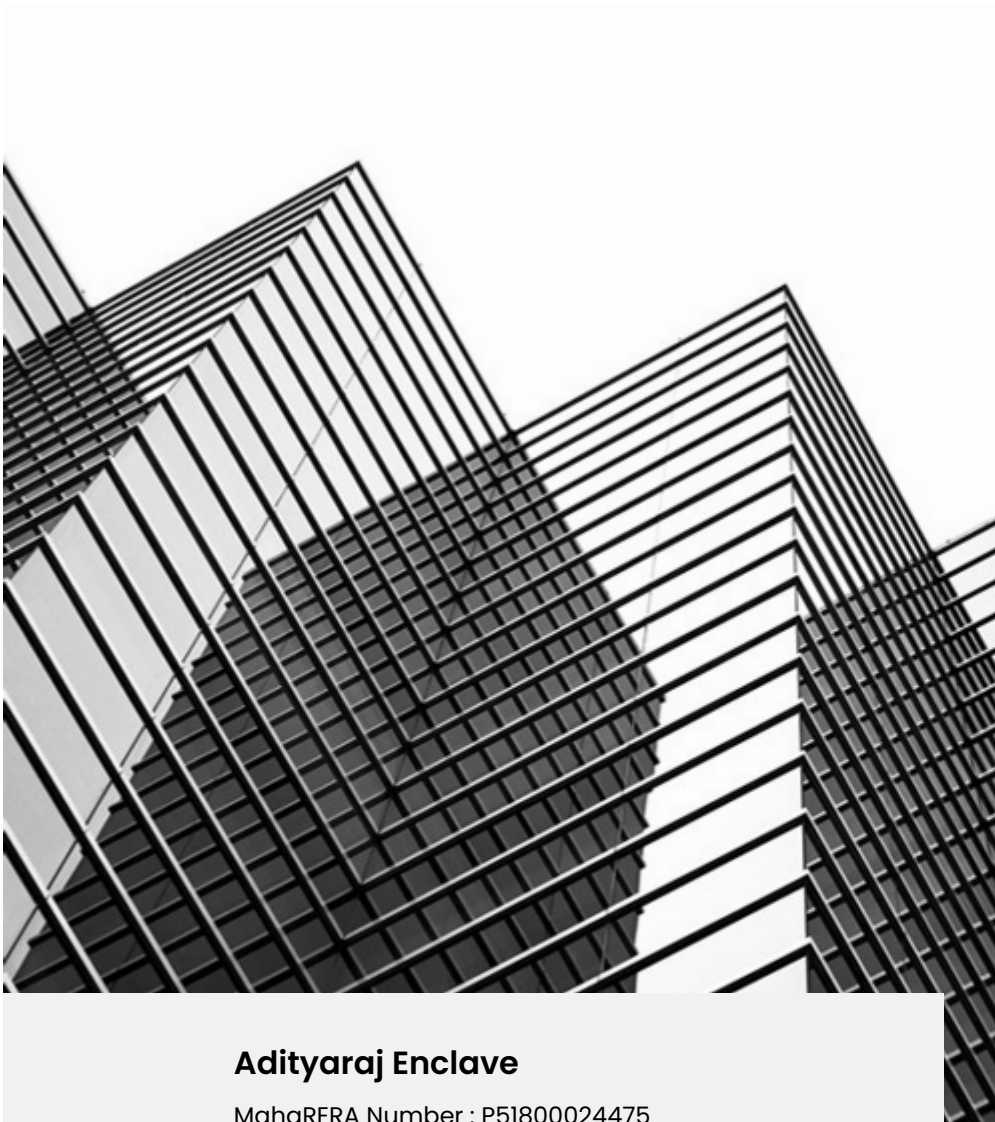


propscience.com

# PROP REPORT



**Adityaraj Enclave**

MahaRERA Number : P51800024475



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 **6.5 Km**
- Bus Depo-Pant Nagar **450 Mtrs**
- Vivo Ghatkopar Metro Station **650 Mtrs**
- Ghatkopar Railway Station (E) **650 Mtrs**
- Eastern Express Hwy **1.1 Km**
- Parakh Hospital **800 Mtrs**
- Garodia International Centre **1.4 Km**
- R City Mall **2.7 Km**
- Morya Super Mart **500 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	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 31st December, 2023	0.22 Acre	1 BHK,2 BHK,2.5 BHK

### Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,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	15	3	1 BHK,2 BHK	45

B Wing	2	15	4	1 BHK,2 BHK,2.5 BHK	60
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
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	403 – 509 sqft
2 BHK	676 sqft
1 BHK	403 sqft
2 BHK	652 – 654 sqft

2.5 BHK	656 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	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
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1 BHK	INR 22000	INR 8866000	INR 10800000 to 13600000
2 BHK	INR 22000	INR 14344000	INR 17500000 to 18000000
2.5 BHK	INR 22000	INR 14432000	INR 17516000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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.



# 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	36
Project	59
People	39
Amenities	54

<b>Building</b>	57
<b>Layout</b>	50
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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ADITYARAJ ENCLAVE

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