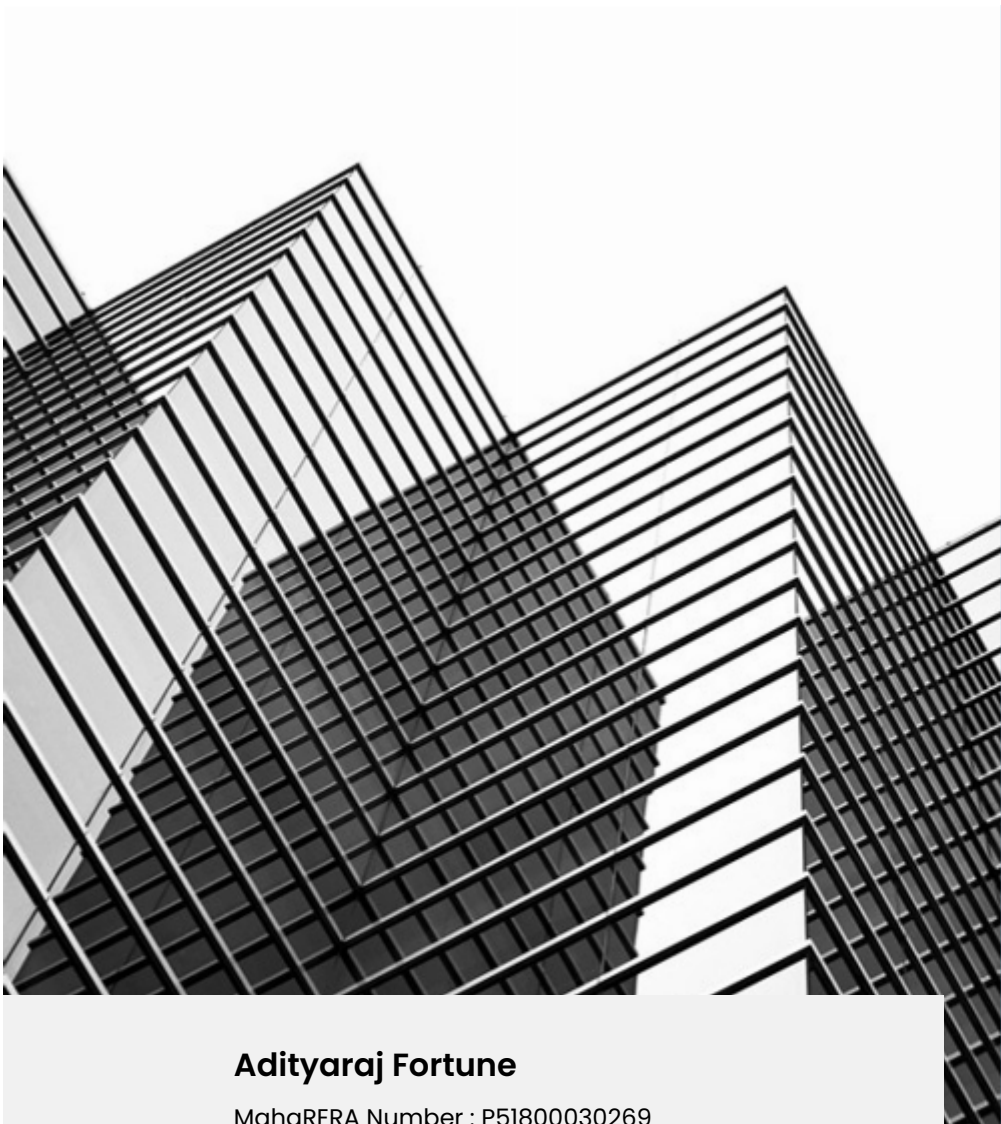


propscience.com

# PROP REPORT



**Adityaraj Fortune**

MahaRERA Number : P51800030269



# 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 Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

| Post Office  | Police Station          | Municipal Ward |
|--------------|-------------------------|----------------|
| Tagore Nagar | Vikhroli Police Station | Ward S         |

## 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 **10 Km**
- Vikas College Bus Stop **1.5 Km**
- Surya Nagar Metro Station **1.8 Km**
- Vikhroli Railway Station **600 Mtrs**
- Eastern Express Hwy, Maharashtra **200 Mtrs**
- Shushrusha Hospital **850 Mtrs**
- Abhay International School **1.5 Km**
- R City Mall **5.8 Km**
- Aple Ghar Super Market **750 Mtrs**

## LAND & APPROVALS

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

## 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               |

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2025 | 0.23 Acre | 1 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 | Party Lawn,Clubhouse,Multipurpose Hall   |
| 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 |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                       |   |    |   |             |     |
|-----------------------|---|----|---|-------------|-----|
| Adityaraj<br>Fortune  | 2 | 23 | 7 | 1 BHK,2 BHK | 161 |
| First Habitable Floor |   |    |   | 2nd Floor   |     |

### Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 1 BHK                   | 395 – 462 sqft        |
| 2 BHK                   | 534 – 589 sqft        |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available         | Road View / No View   |

|                              |   |
|------------------------------|---|
| Flooring                     | Vitrified Tiles   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing                    | Double glazed glass windows   |
| HVAC Service                 | NA  |
| Technology                   | WIFI enabled  |
| White Goods                  | Chimney & Hob,Modular Kitchen   |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 18000     | INR 7110000     | INR 8240000 to 9541000   |
| 2 BHK         | INR 17996.25  | INR 9610000     | INR 11000000 to 12200000 |

**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        | Construction Linked Payment  |
| 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             | 48    |
| Connectivity      | 83    |
| Infrastructure    | 72    |
| Local Environment | 63    |
| Land & Approvals  | 30    |
| Project           | 71    |
| People            | 39    |
| Amenities         | 60    |
| Building          | 57    |
| Layout            | 45    |
| Interiors         | 45    |
| Pricing           | 40    |

**Total**

**54/100**

**ADITYARAJ FORTUNE**

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