PROP REPORT





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 not prone to traffic jams. The air pollution levels are 143 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chatrapati Shivaji Maharaj International Airport 7.5 Km
- Ghatkopar Bus Depot 900 Mtrs
- Vivo Ghatkopar Metro Station 900 Mtrs
- Ghatkopar Railway Station 850 Mtrs
- Eastern Express Highway 2.7 Km
- Parakh Hospital 1.1 Km
- The Universal School 2.4 Km
- R Odeon Mall 1.4 Km
- R City Mall 2.4 Km

LAND & APPROVALS

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

ADITYARAJ AMRUT

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, 2024 | 0.2 Acre | 1 BHK,2 BHK |

Project Amenities

| Sports | Gymnasium |
|------------------------|--|
| Leisure | NA |
| Business & Hospitality | Party Lawn |
| Eco Friendly Features | Rain Water Harvesting,Charging Ports - Electrical Cars |

ADITYARAJ AMRUT

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|--------------------|-----------------|-----------------------|----------------|-------------------|
| Adityaraj Amrut | 2 | 16 | 7 | 1 BHK,2 BHK | 112 |
| First Habitable Floor | | | 2nd floor | | |

Services & Safety

• **Security:** Security System / CCTV,Intercom Facility,Video Door Phone

• Fire Safety: NA

• **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 | | 443 - 453 sqft |
| 2 BHK | | 626 sqft |
| | | |
| Floor To Ceiling Height | | Between 9 and 10 feet |
| Views Available | | Road View / No View |
| | | |
| Flooring | NA | |
| Joinery, Fittings & Fixtures | NA | |
| Finishing | NA | |

| HVAC Service | NA |
|--------------|--------------|
| Technology | WIFI enabled |
| White Goods | NA |

ADITYARAJ AMRUT

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|------------------|--------------------|---------------------------|
| 1 BHK | | | INR 9524500 to 9739500 |
| 2 BHK | | | INR 13459000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | NA |

| Festive Offers | The builder is not offering any festive offers at the moment. |
|------------------------|---|
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd |

Transaction History

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

ADITYARAJ AMRUT

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 | 80 |
| Land & Approvals | 44 |
| Project | 71 |
| People | 39 |
| Amenities | 36 |
| Building | 63 |
| Layout | 45 |
| Interiors | 30 |
| Pricing | 50 |
| Total | 57/100 |

ADITYARAJ AMRUT

Disclaimer

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