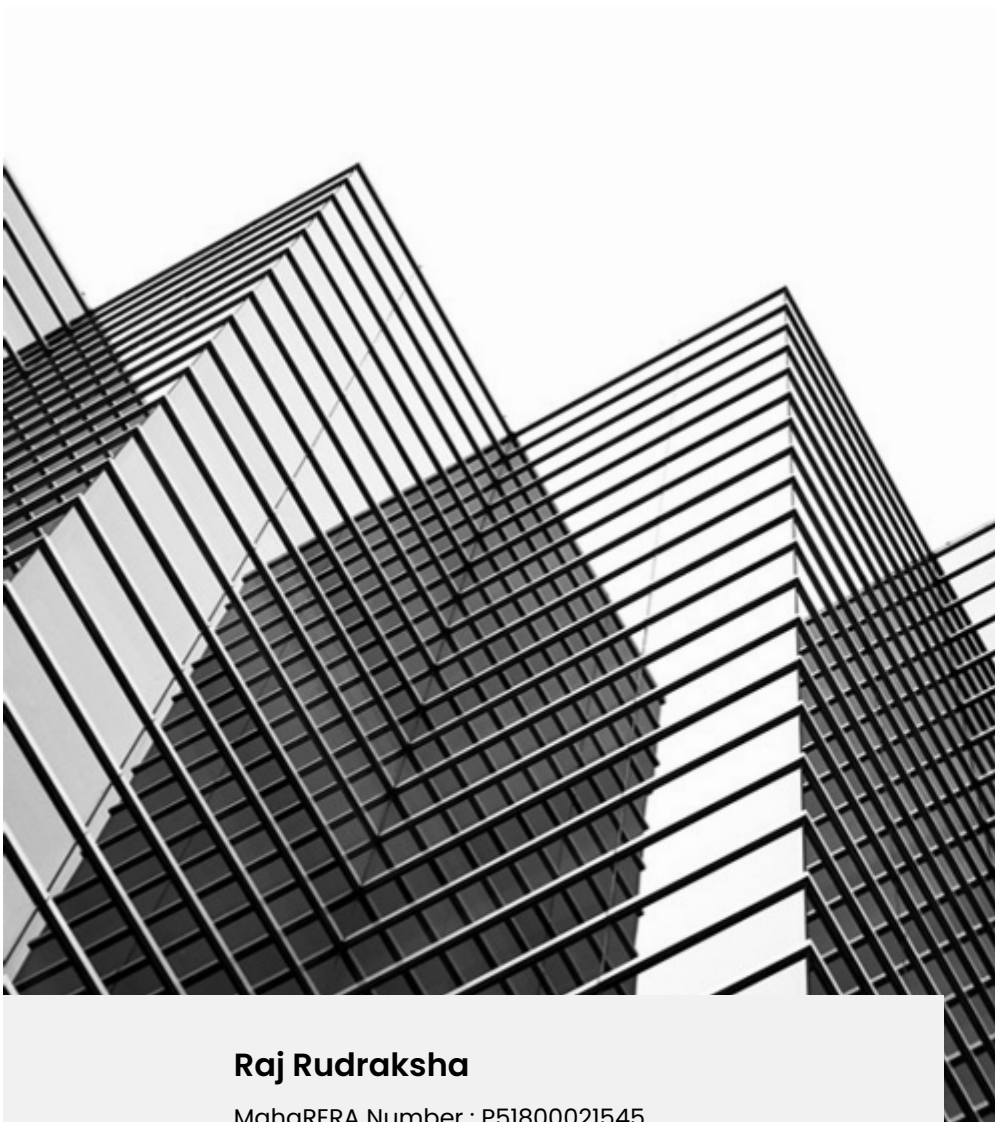


propscience.com

# PROP REPORT



**Raj Rudraksha**

MahaRERA Number : P51800021545



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 Dahisar (East). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujrati and Marathi. Some of the most notable projects in the area include MCL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
Dahisar	NA	Ward R North

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Mumbai International Airport **21.0 Km**
- Borivali Bus Depot **2.5 Km**
- Dahisar Railway Station **3.0 Km**
- Western Express Highway **1.0 Km**
- Sanjivani Hospital **2.3 Km**
- Rustomjee Business School **5.6 Km**
- Thakur Mall **1.8 Km**
- D Mart **3.1 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2022

10087.49 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Restaurant / Cafe
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rudraksha A Wing	2	23	4	1 BHK,2 BHK	92
Rudraksha B Wing	2	23	4	1 BHK,2 BHK	92

First Habitable Floor

1st Floor

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	630 - 693 sqft
2 BHK	972 - 990 sqft
1 BHK	630 - 693 sqft
2 BHK	972 - 990 sqft

Floor To Ceiling Height

NA

<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 10080000 to 11088000
2 BHK	--	--	INR 17010000 to 17525000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	4%	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>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES 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 Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	83
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	70
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	51

<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>52/100</b>

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