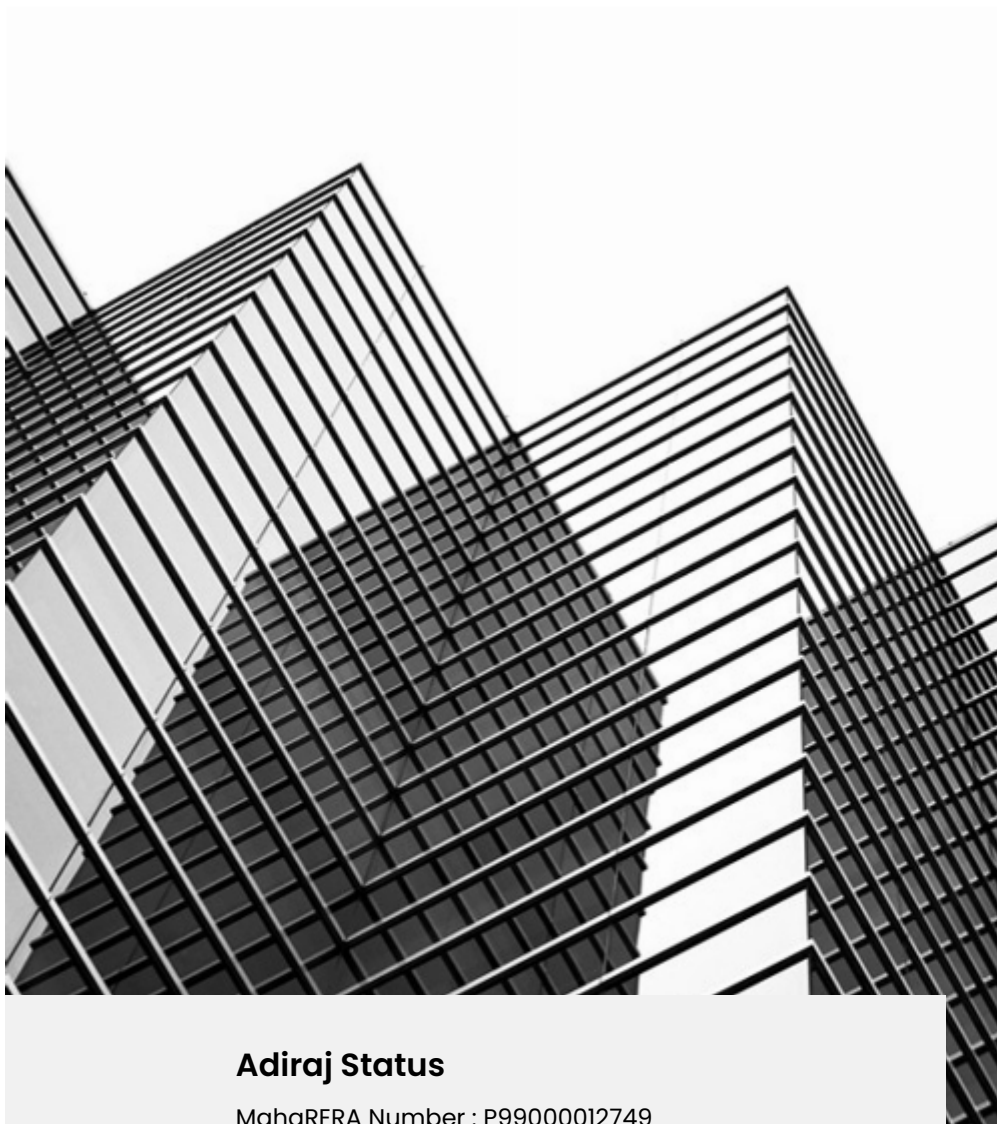


propscience.com

# PROP REPORT



**Adiraj Status**

MahaRERA Number : P99000012749



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 Nalasopara West. Nallasopara is a well known locality and well connected with the other parts of the city. It is connected by trains, buses and public transports. Transport facility is also good in this locality. Schools, banks, ATMs and hospitals are available nearby the locality.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Nalasopara Railway Station **0.7 Km**
- Riddhi Vinayak Multispeciality Hospital **1.9 Km**
- Divine life High School **3 Km**

## LAND & APPROVALS

<b>Last updated on the MahaRERA website</b>	<b>On-Going Litigations</b>	<b>RERA Registered Complaints</b>
NA	NA	NA

ADIRAJ STATUS

## BUILDER & CONSULTANTS

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

ADIRAJ STATUS

## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2019	0.82 Acre	1 BHK,2 BHK,3 BHK,Studio

### Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area
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<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation

**ADIRAJ STATUS**

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	1	8	4	1 BHK,2 BHK,3 BHK,Studio	32
Wing B	1	8	4	1 BHK,2 BHK,3 BHK,Studio	32
<b>First Habitable Floor</b>					NA

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

ADIRAJ STATUS

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	333 - 412 sqft
2 BHK	508 sqft
3 BHK	609 sqft
Studio	252 sqft
1 BHK	333 - 412 sqft
2 BHK	508 sqft
3 BHK	609 sqft

Studio	252 sqft
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Floor To Ceiling Height	NA
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Views Available	NA
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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

ADIRAJ STATUS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 7202.38	--	INR 1815000

1 BHK	INR 7201.2	--	INR 2398000 to 2975000
2 BHK	INR 7185.04	--	INR 3650000
3 BHK	INR 7200.33	--	INR 4385000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<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,HDFC 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	53
Connectivity	33
Infrastructure	40
Local Environment	30
Land & Approvals	44
Project	55
People	39
Amenities	30

<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>39/100</b>

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ADIRAJ STATUS

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