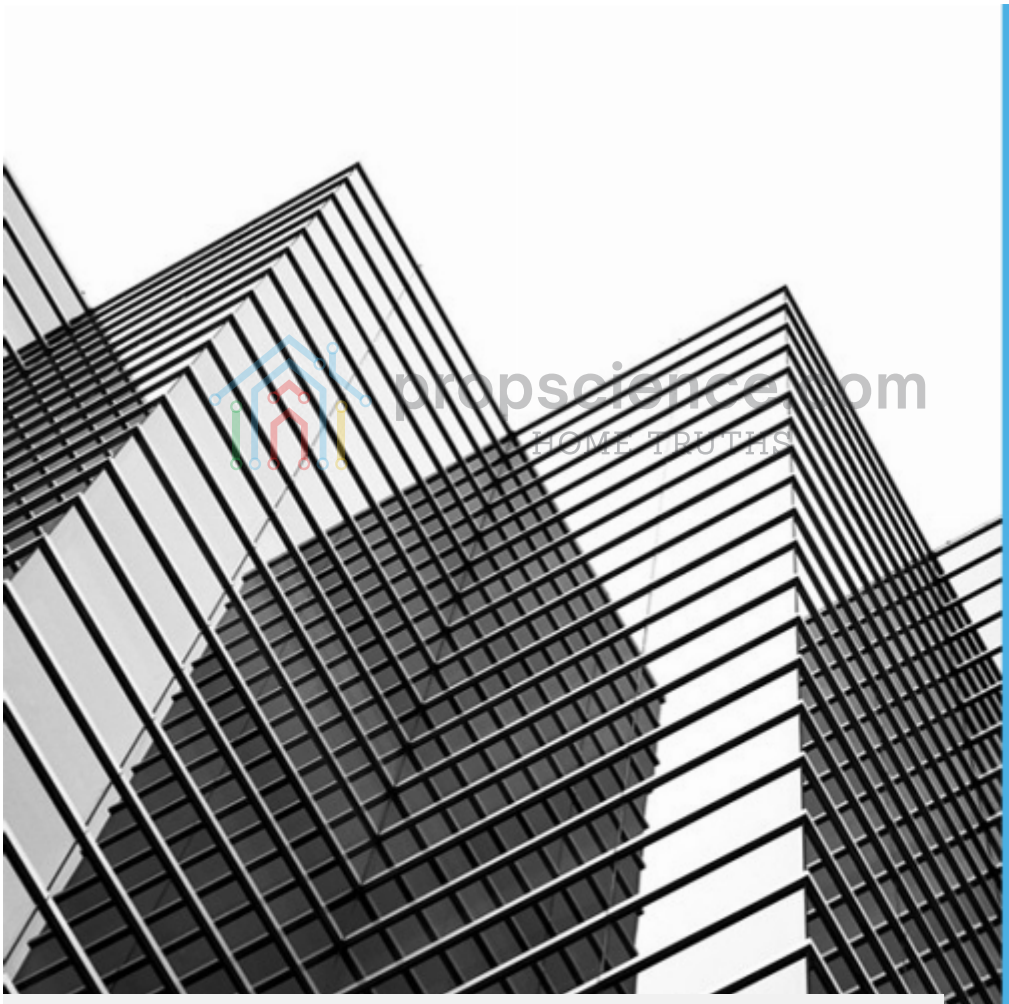
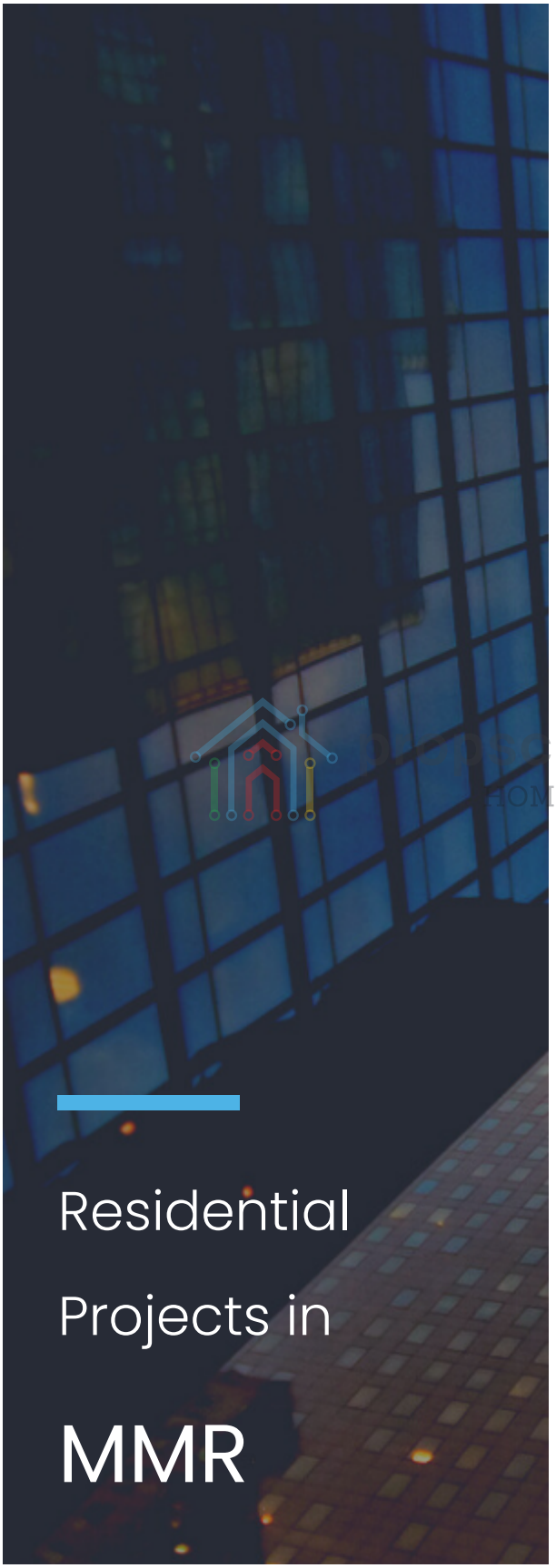
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PROP REPORT



Aaryavarta

MahaRERA Number : P51900002676



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.

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LOCATION

The project is in Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings

Connectivity & Infrastructure

- JB Nagar Metro Station **1.1 Km**
- Andheri Railway Station **2.6 Km**
- Goel Hospital **800 Mtrs**
- Bombay Cambrige School **700 Mtrs**
- Rajvadi Shopping Center **700 Mtrs**

LAND & APPROVALS

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

AARYAVARTA

BUILDER & CONSULTANTS

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The Romell Group has been a key contributor to Mumbai's ever-evolving famous skyline for over two decades. Dominic Savio Romell and Jude Boniface Romell are the directors of Romell Real Estate Private Limited. Some of the most modern, identifiable, and unique projects bear the name Romell, which combines cutting-edge technology and exceptional design with sheer resolve. Their true dedication to customers has helped them build a legacy of trust and reliance that is becoming stronger every day. Along with delivering projects on time, they make sure that their customers are always put first, which has earned them significant honours, recognition, and given them a household name in the city over time.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AARYAVARTA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 25th June, 2021	2 Acre	2 BHK,2.5 BHK,3 BHK,3.5 BHK,4 BHK,Duplex

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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AARYAVARTA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Vitasta	3	12	4	2 BHK,2.5 BHK,3 BHK,3.5 BHK,4 BHK	48
Ashkini	3	12	4	2 BHK,2.5 BHK,3 BHK,3.5 BHK,4 BHK	48
Iravati	3	12	4	2 BHK,2.5 BHK,3 BHK,3.5 BHK,4 BHK,Duplex	48

First Habitable Floor	NA

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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AARYAVARTA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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

GST	Stamp Duty	Registration
0%	0%	0

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

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	65
Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	56
Project	53
People	48
Amenities	30
Building	53
Layout	43
Interiors	30
Pricing	30
Total	**46/100**

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