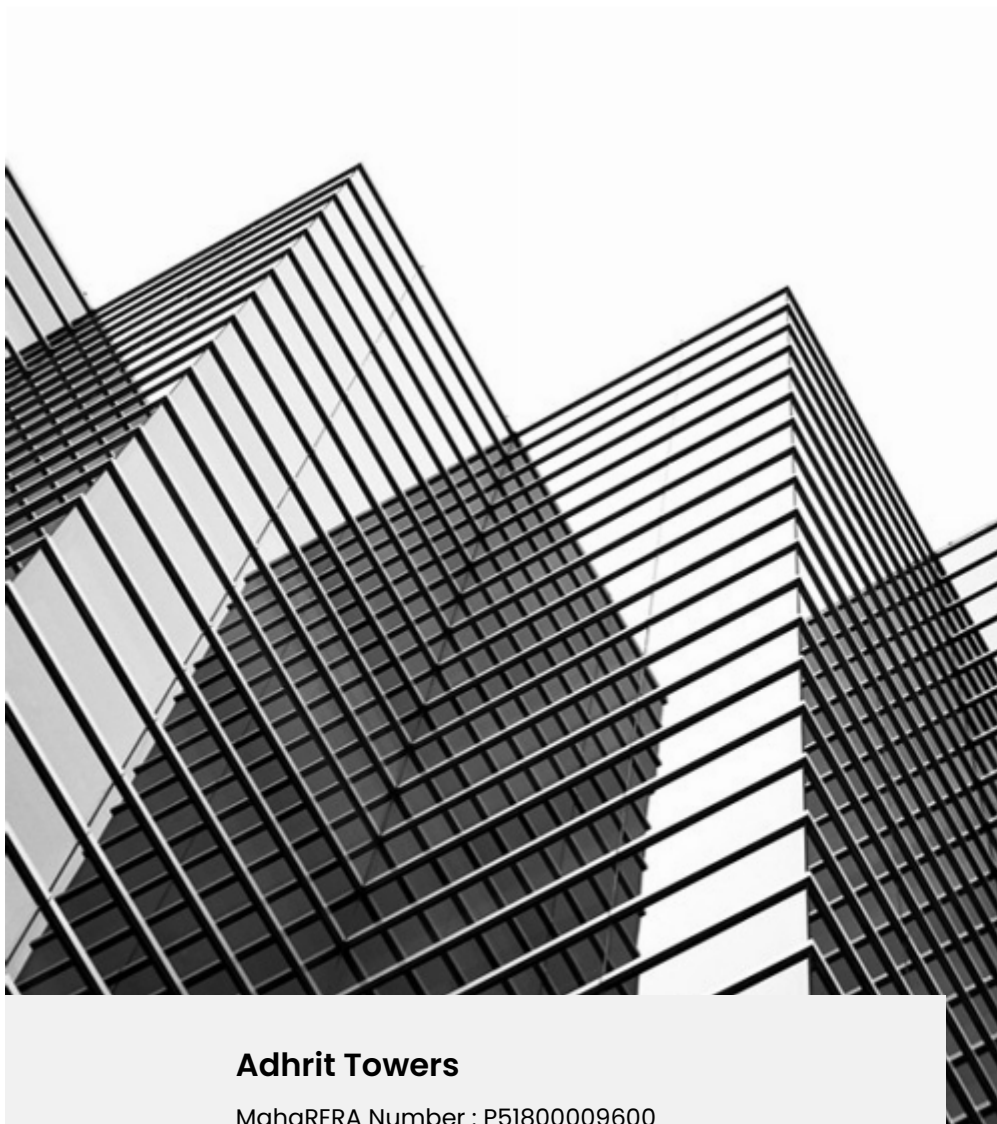


propscience.com

# PROP REPORT



**Adhrit Towers**

MahaRERA Number : P51800009600



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Link Road Metro Station **1.0 Km**
- Malad Railway Station **500 Mtrs**
- Infinity Mall **2.0 Km**

# LAND & APPROVALS

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

ADHRIT TOWERS

# BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

ADHRIT TOWERS

# PROJECT & AMENITIES

| Time Line                       | Size      | Typography  |
|---------------------------------|-----------|-------------|
| Completed on 31st October, 2022 | 1.85 Acre | 2 BHK,3 BHK |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Swimming Pool,Kids Play Area,Kids Pool,Gymnasium |
| <b>Leisure</b>                    | Amphitheatre                                     |
| <b>Business &amp; Hospitality</b> | Banquet Hall,ATM / Bank Attached                 |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting                            |

## ADHRIT TOWERS

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Adhrit     | 4               | 40           | 6               | 2 BHK,3 BHK    | 240            |

First Habitable Floor

NA

## Services & Safety

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

ADHRIT TOWERS

## FLAT INTERIORS

Configuration

RERA Carpet Range

Floor To Ceiling Height

NA

Views Available

NA

Flooring

Vitrified Tiles

Joinery, Fittings & Fixtures

NA

Finishing

NA

HVAC Service

NA

|             |    |
|-------------|----|
| Technology  | NA |
| White Goods | NA |

ADHRIT TOWERS

## 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.

ADHRIT TOWERS

## 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.

| <b>Category</b>             | <b>Score</b> |
|-----------------------------|--------------|
| <b>Place</b>                | 55           |
| <b>Connectivity</b>         | 48           |
| <b>Infrastructure</b>       | 38           |
| <b>Local Environment</b>    | 30           |
| <b>Land &amp; Approvals</b> | 50           |



|                  |               |
|------------------|---------------|
| <b>Project</b>   | 68            |
| <b>People</b>    | 48            |
| <b>Amenities</b> | 36            |
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 38            |
| <b>Interiors</b> | 30            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>44/100</b> |

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ADHRIT TOWERS

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