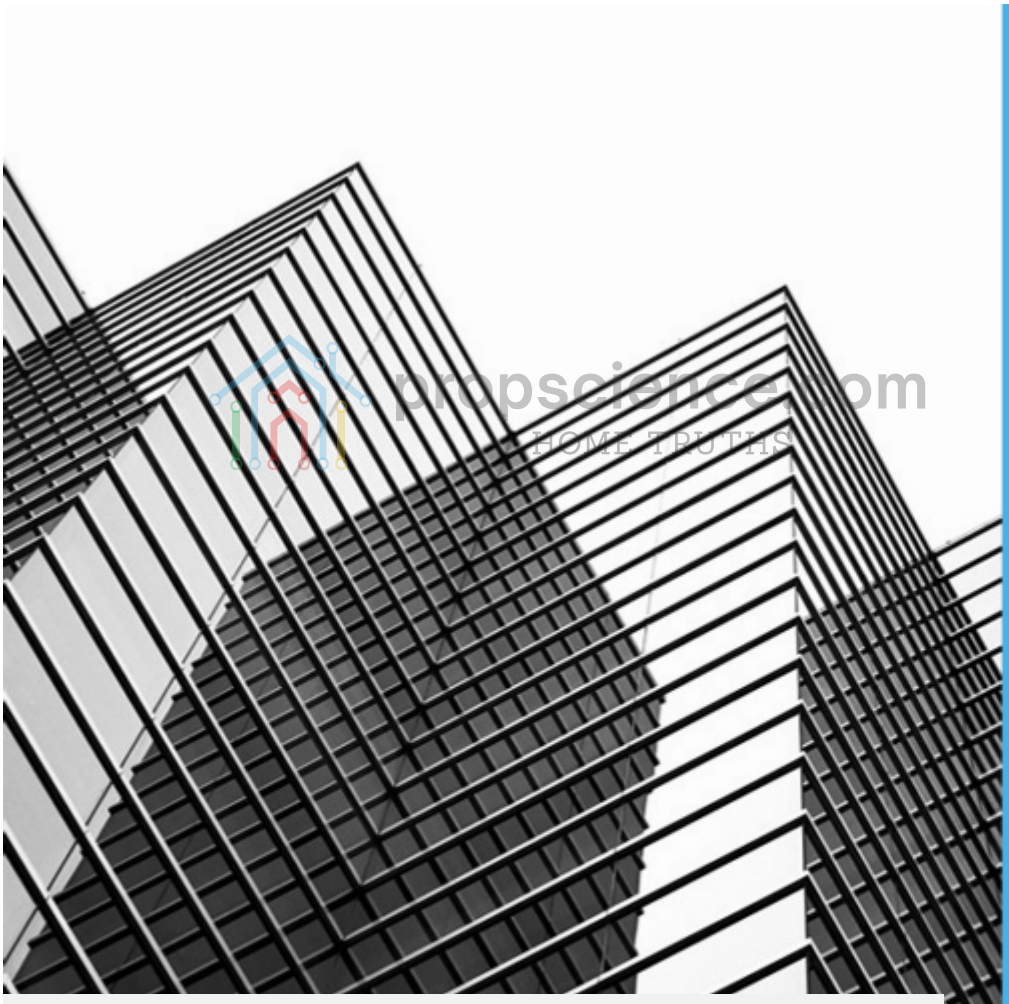
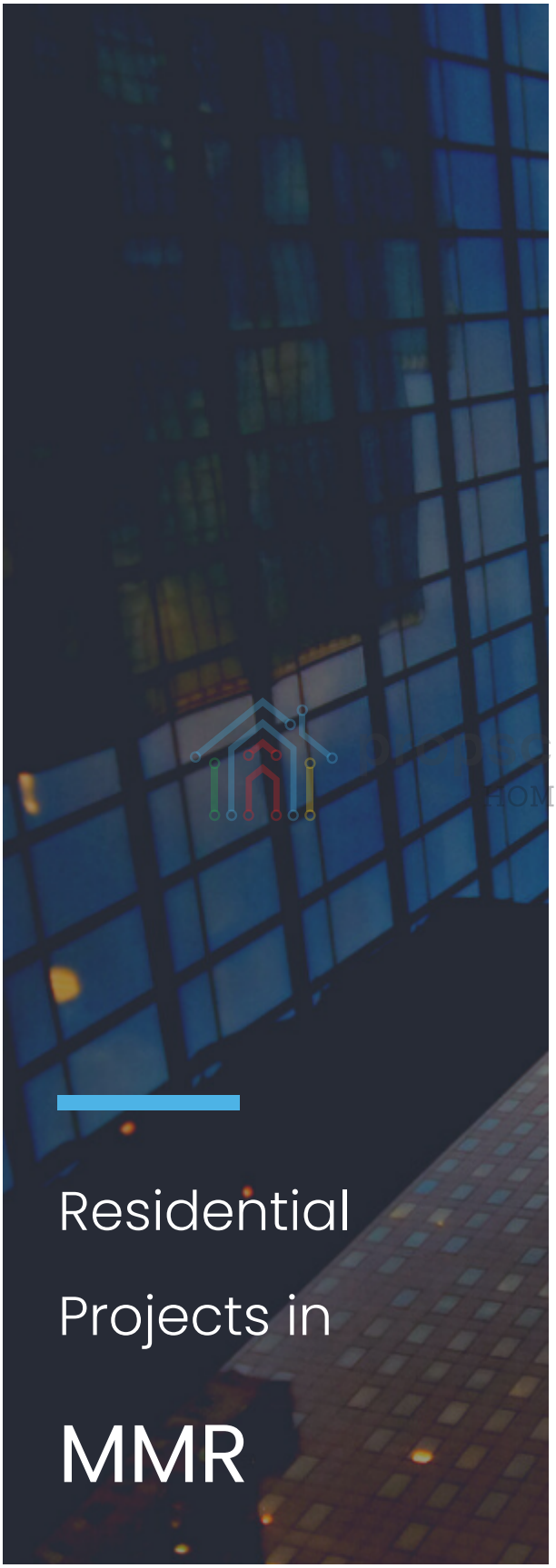
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PROP REPORT



Raheja Artesia

MahaRERA Number : P51900000841



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 Worli. Worli is a locality in Mumbai. It is one of the four peninsulas of Mumbai, the others being Colaba, Bandra and Malabar Hill. The focal point of upscale Worli is its seaside promenade, with views of the Arabian Sea and the striking Bandra-Worli Sea Link cable bridge. Worli is a popular residential choice, with some of the cities most affluent businessmen owning bungalows in the vicinity. The Bandra-Worli Sea Link connect the locality to Mumbai Suburbs, making it very centrally located. Some of the most expensive residences in the city are being constructed in this area. The localities boasts of several eateries, hotels and recreational centres.

Post Office	Police Station	Municipal Ward
Worli	Worli Police Station	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **14.00 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.50 Km**
- Agripada Bus Stop **4.8 Km**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **3.70 Km**
- M. A. Podar Hospital, Dr Annie Besant Rd, B Wing, BDD Chawls Worli, Worli, Mumbai, Maharashtra 400018 **1.20 Km**
- ISME School of Management and Entrepreneurship, One India Bulls Center Tower 2B, 4th Floor, Senapati Bapat Marg, Parel, Mumbai, Maharashtra 400013 **1.80 Km**
- Palladium mall, A-2, UNIT NO 83 & 84, SHAH & NAHAR INDUSTRIAL ESTATE, S.J. ROAD, LOWER PAREL, Lower, Parel, Mumbai, Maharashtra 400013 **2.10 Km**
- Phoenix Palladium **2.9 Km**

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LAND & APPROVALS

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

RAHEJA ARTESIA

BUILDER & CONSULTANTS

K Raheja Corp Pvt Ltd is a Mumbai based real estate company established in 1979. Founded by Mr. Chandru L Raheja, today its board of directors include Ramesh Mohanlal Valecha, Neel Chandru Raheja, Sunil Madhav Hingorani, Ramesh Ranganathan, and Ravi Chandru Raheja. The legacy of K Raheja Corp spans across four decades, with the company having set up landmarks retail centres such as Shoppers Stop, Crosswords, esteemed medical institutes such as S L Raheja Hospital and several luxury residential complexes. Customer centricity, ethics, and environmentally friendly procedures have been at the forefront of the company's efforts to create extraordinary spaces. With a significant presence in Mumbai, Pune, Hyderabad, and Goa, K Raheja Corp. has been reinventing luxury living across the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	4.85 Acre	2 BHK,4 BHK,Duplex

Project Amenities

Sports	Squash Court,Swimming Pool,Gymnasium,Indoor Games Area
Leisure	Steam Room,Spa,Library / Reading Room
Business & Hospitality	Conference / Meeting Room,Barbeque Pit,Day Care,ATM / Bank Attached,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse
Eco Friendly Features	NA

RAHEJA ARTESIA

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Artesia	9	58	4	2 BHK,4 BHK,Duplex	232

First Habitable Floor	7 th

Services & Safety

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

- **Vertical Transportation :** NA

RAHEJA ARTESIA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	1673 sqft
4 BHK	2964 - 3748 sqft
Duplex	7404 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 57576	INR 96324648	INR 96324648
4 BHK	INR 57576	INR 170655264	INR 170655264 to 215794848
Duplex	INR 57576	INR 426292704	INR 426292704

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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	2964	21	INR 243750080	INR 82236.87

September 2022	2964	6	INR 182500000	INR 61572.2
September 2022	2964	24	INR 229950080	INR 77581
September 2022	2964	6	INR 165000000	INR 55668.02
September 2022	2964	28	INR 245120000	INR 82699.06
August 2022	2964	27	INR 245207623	INR 82728.62
August 2022	3702	1	INR 335000000	INR 90491.63
August 2022	2964	13	INR 245000000	INR 82658.57
July 2022	2964	11	INR 252283094	INR 85115.75
June 2022	3709	1	INR 326088000	INR 87918.04
May 2022	2964	19	INR 245120000	INR 82699.06
April 2022	2964	18	INR 242056000	INR 81665.32
March 2022	2964	37	INR 251768880	INR 84942.27
March 2022	6770	12	INR 645780000	INR 95388.48

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March 2022	2964	2	INR 214480000	INR 72361.67
March 2022	2964	18	INR 254209600	INR 85765.72
March 2022	3706	39	INR 423084343	INR 114161.99
March 2022	2964	39	INR 326304838	INR 110089.35
March 2022	3702	4	INR 226000000	INR 61048.08
January 2022	2964	29	INR 220928000	INR 74537.11

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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	38
Infrastructure	100
Local Environment	30
Land & Approvals	50
Project	69
People	56
Amenities	56
Building	53
Layout	62
Interiors	53
Pricing	30
Total	**55/100**

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RAHEJA ARTESIA

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