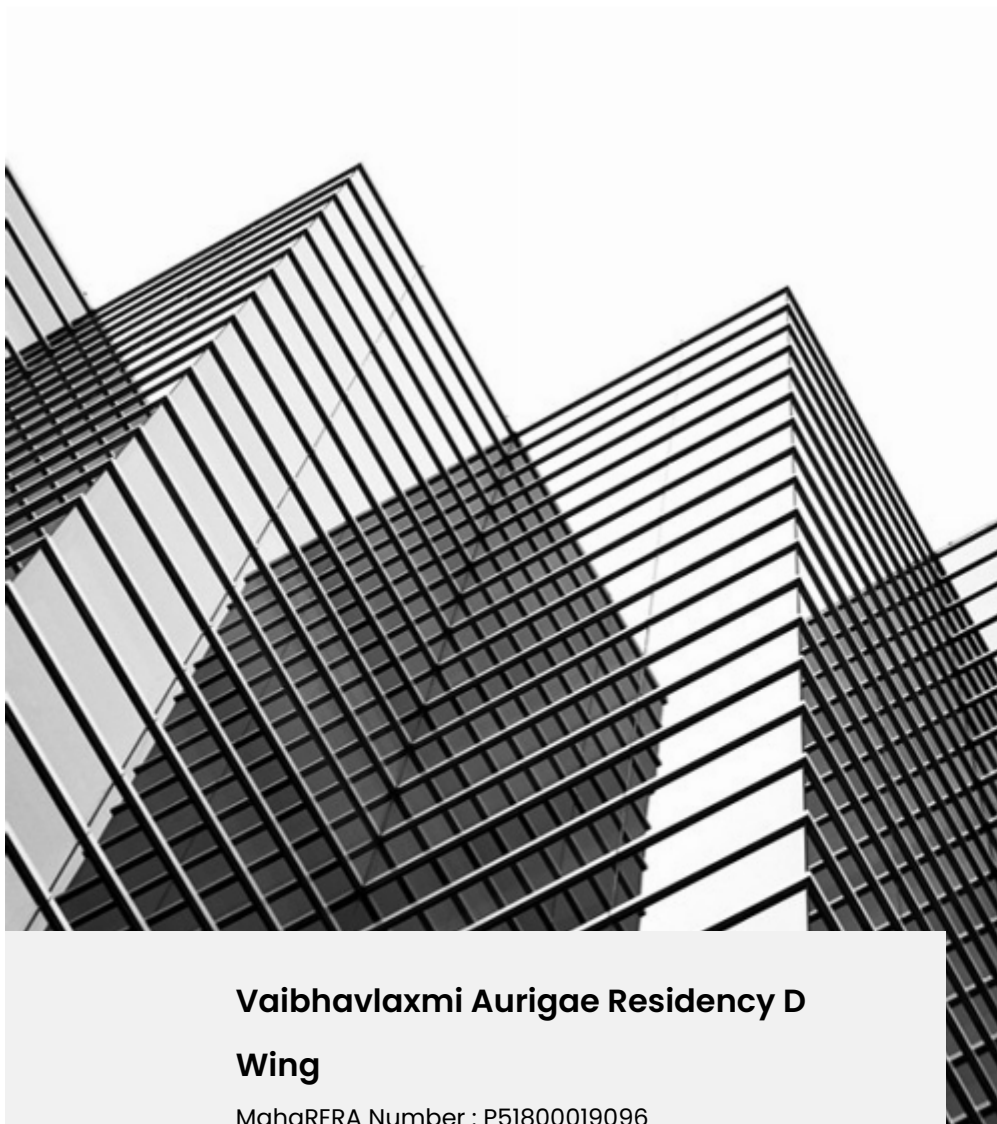


propscience.com

# PROP REPORT



**Vaibhavlaxmi Aurigae Residency D**

**Wing**

MahaRERA Number : P51800019096



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	Samta Nagar Police Station	Ward R South

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 235 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- Kandivali Bus Station **2.5 Km**
- Kandivali East Railway Station **2.4 Km**
- Western Express Highway **900 Mtrs**
- E.S.I.S Hospital **2.2 Km**
- Cambridge School ICSE **350 Mtrs**
- Growel's 101 **1.8 Km**
- D Mart **2.0 Km**

# LAND & APPROVALS

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

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VAIBHAVLAXMI AURIGAE  
RESIDENCY D WING

# BUILDER & CONSULTANTS

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Vaibhav Laxmi Builders and Developers endeavour to craft value homes that offer an upgrade to your lifestyle. They know what it takes to own a home, and that's why they put a lot of hard-work, persistence and dedication into each & every project to give you the best. At Vaibhav Laxmi Builders and Developers, they do not compromise on quality. The company follows a conservative approach to give you high-quality features at modest prices. They ensure 100% transparency and openness with their customers. Vaibhav Laxmi has about 25+ years of experience and has developed about 1+million sq.ft of land.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	4428.6 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Kids Zone
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Aurigae Residency D Wing	2	24	4	1 BHK,2 BHK	96
First Habitable Floor				1st	

## Services & Safety

- **Security** : Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	457 sqft
2 BHK	614 - 620 sqft
Floor To Ceiling Height	Between 9 and 10 feet

**Views Available**

Road View / No View

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Centralized Air Conditioning System,Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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1 BHK	--	--	INR 8454500
2 BHK	--	--	INR 11359000 to 11470000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	90:10
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,Canara Bank,Kotak Bank,SBI Bank

### Transaction History

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

VAIBHAVLAXMI AURIGAE  
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# PROJECT PROPSCORE

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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>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	56
<b>Project</b>	69
<b>People</b>	39
<b>Amenities</b>	30

<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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VAIBHAVLAXMI AURIGAE  
RESIDENCY D WING

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