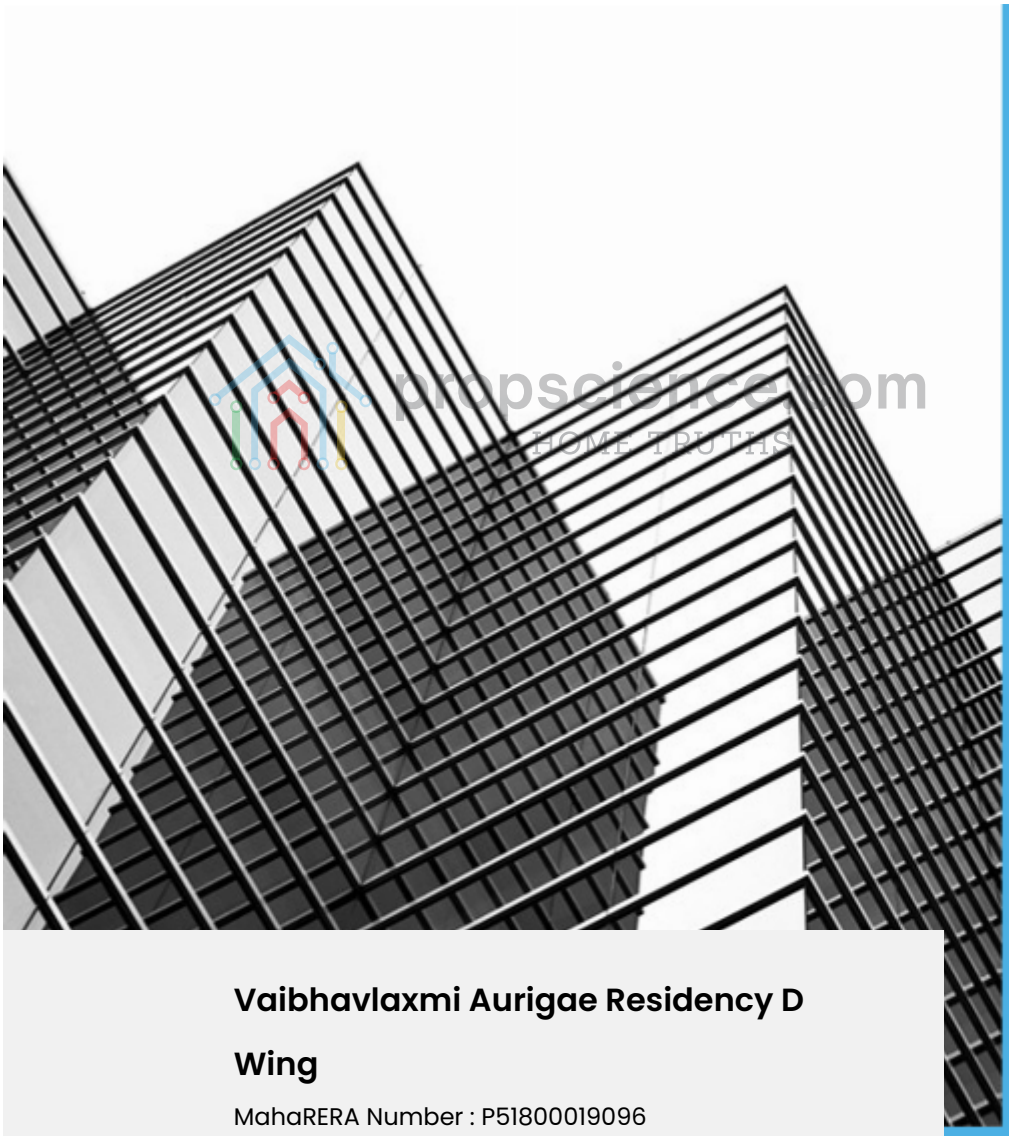
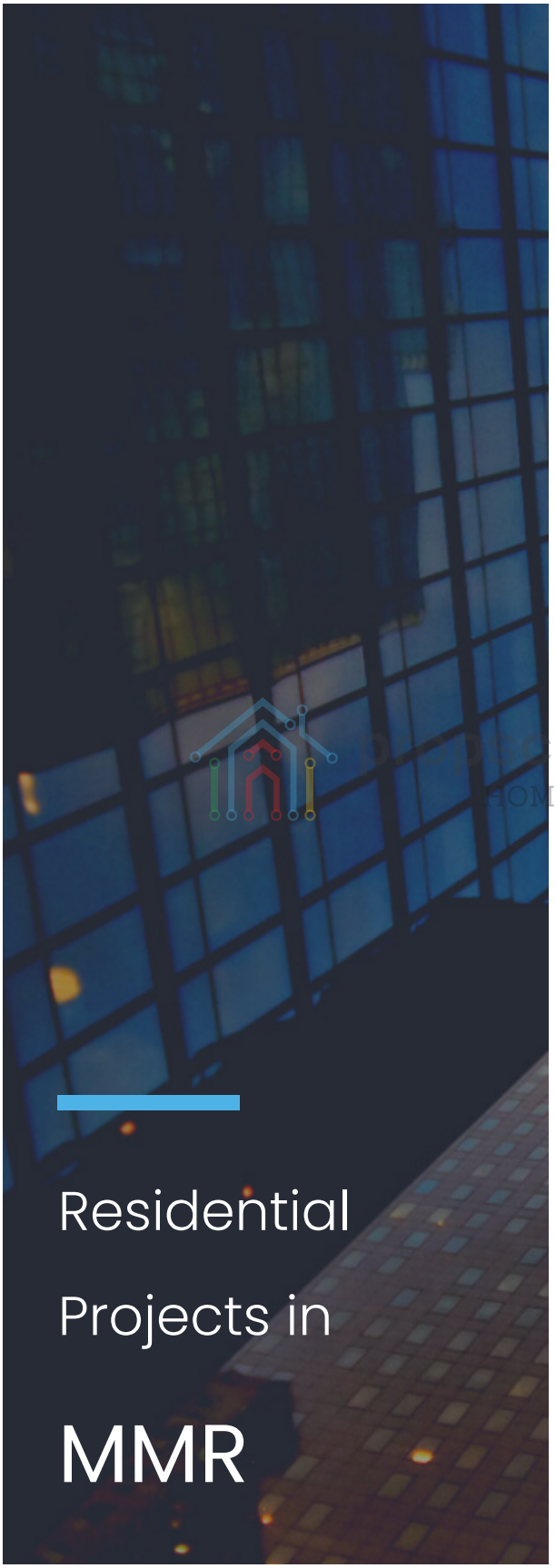
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PROP REPORT



Vaibhavlaxmi Aurigae Residency D Wing

MahaRERA Number : P51800019096



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 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

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HOME TRUTHS

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

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

VAIBHAVLAXMI AURIGAE RESIDENCY D WING

BUILDER & CONSULTANTS

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HOME PROPTECH

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

VAIBHAVLAXMI AURIGAE RESIDENCY D WING

PROJECT & AMENITIES

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

Project Amenities

Sports	Kids Play Area,Kids Zone
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

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VAIBHAVLAXMI AURIGAE RESIDENCY D WING

BUILDING LAYOUT

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

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

VAIBHAVLAXMI AURIGAE RESIDENCY D WING

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HOME TRUTHS

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

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

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VAIBHAVLAXMI AURIGAE RESIDENCY D WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	--	--	INR 8454500
2 BHK	--	--	INR 11359000 to 11470000

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	INR 0	INR 0

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HOME TRUTHS

Festive Offers	90:10
Payment Plan	Time Linked Payment
Bank Approved Loans	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 RESIDENCY D WING

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	55
Connectivity	83
Infrastructure	86
Local Environment	83
Land & Approvals	56
Project	69
People	39
Amenities	30

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Building	65
Layout	45
Interiors	73
Pricing	40
Total	**60/100**

VAIBHAVLAXMI AURIGAE RESIDENCY D WING

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