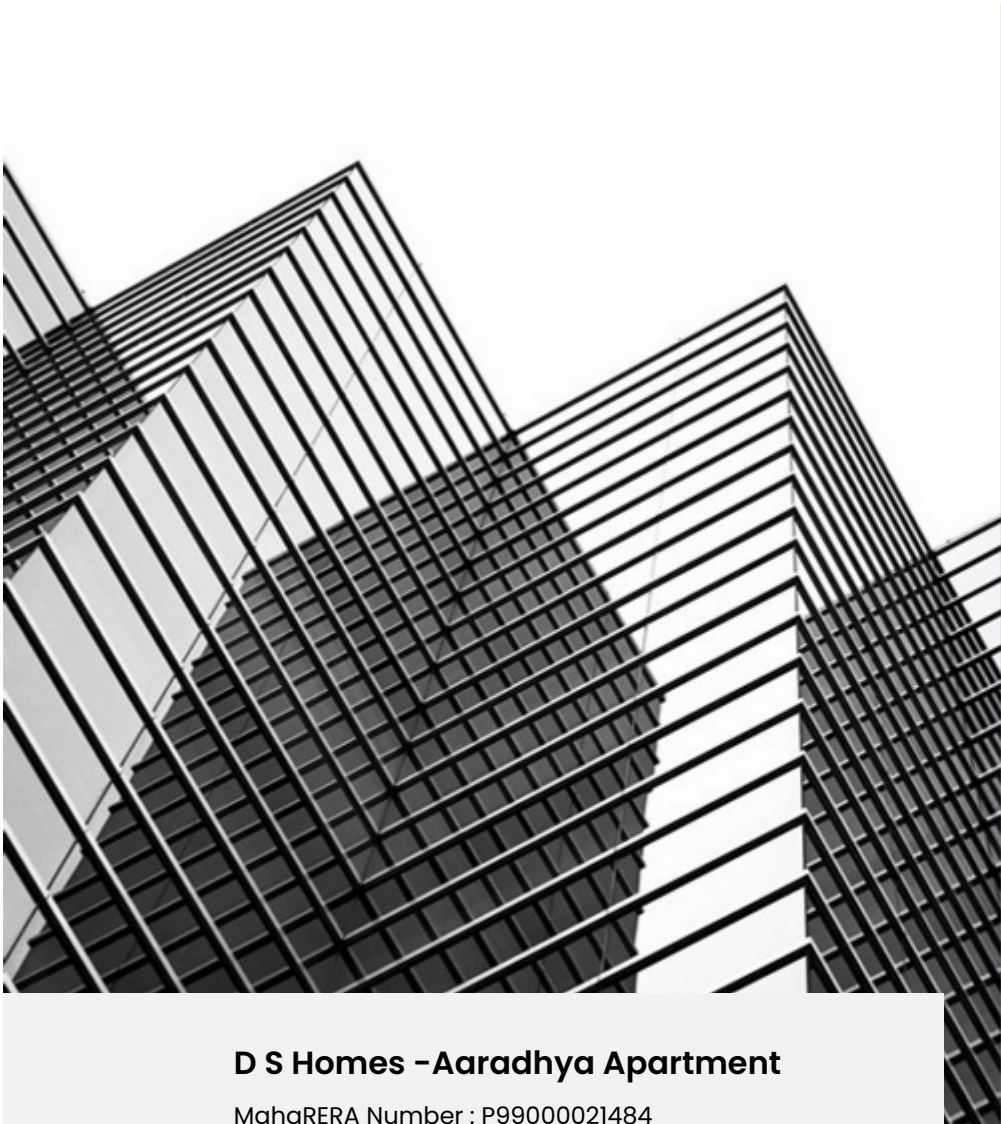


propscience.com

# PROP REPORT



**D S Homes - Aaradhya Apartment**

MahaRERA Number : P99000021484



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

Post Office	Police Station	Municipal Ward
Virar East	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49 Km**
- Mohak City **500 Mtrs**
- Virar Railway Station **2.7 Km**
- Virar Phata **10 Km**
- S M Multispeciality Hospitals & Research centre, Sai parivar niwas, Ninety Feet Rd, Pragati Nagar, Nalasopara East, Virar, Maharashtra 401305 **3.5 Km**
- Yash Vidya Niketan, Virar East, Virar, Maharashtra **2 Km**
- The Capital Mall, The Capital Mall Off New Link Road Village, Achole Rd, Nalasopara East, Maharashtra 401209 **4 Km**
- D-Mart, Ekvira Darshan, Virar East, Virar, Maharashtra 401305 **1.6 Km**

# LAND & APPROVALS

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

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D S HOMES -AARADHYA  
APARTMENT

# BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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D S HOMES -AARADHYA  
APARTMENT

# PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2024

2619 Sqmt

1 BHK,2 BHK

## Project Amenities

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

D S HOMES -AARADHYA

APARTMENT

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aradhya Apartment A B Wing	2	8	10	1 BHK	80
Aradhya Apartment A B Wing	2	8	10	2 BHK	80

First Habitable Floor

1st Floor

## Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : There are nallas / contaminated water outlets near the project
- **Vertical Transportation** : NA

D S HOMES - AARADHYA  
APARTMENT

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	334 - 345 sqft
2 BHK	416 - 504 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles, Anti Skid Tiles
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<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,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

D S HOMES -AARADHYA  
APARTMENT

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 7500	INR 2505000	INR 2880750 to 2975625
2 BHK	INR 7500	INR 3120000	INR 3588000 to 4347000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
2%	7%	INR 55000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 300000	INR 85000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

D S HOMES -AARADHYA  
APARTMENT

## 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>	53
<b>Connectivity</b>	65
<b>Infrastructure</b>	70
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	50

**Total**

**58/100**

D S HOMES -AARADHYA  
APARTMENT

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