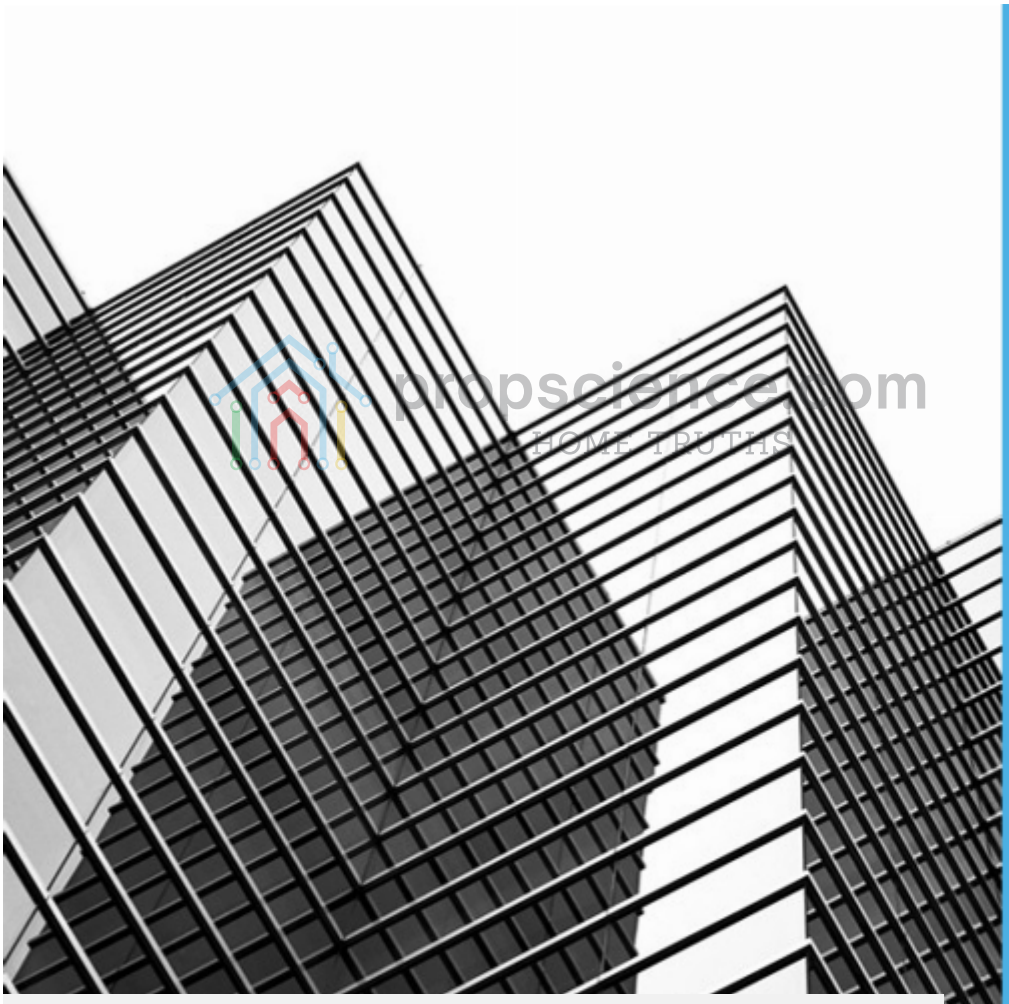
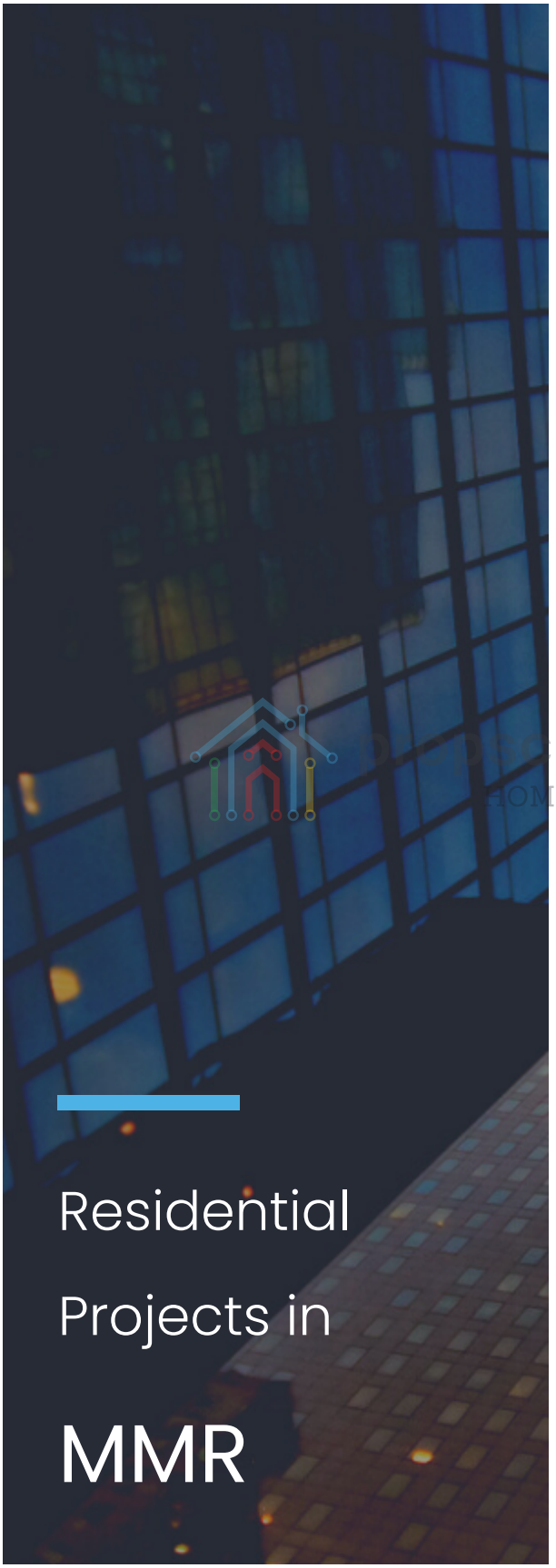
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PROP REPORT



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.

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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 .

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HOME TRUTHS

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

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

D S HOMES -AARADHYA APARTMENT

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

D S HOMES -AARADHYA APARTMENT

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2024	2619 Sqmt	1 BHK,2 BHK

Project Amenities

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

D S HOMES -AARADHYA APARTMENT

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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 nalas / contaminated water outlets near the project
- **Vertical Transportation :** NA

D S HOMES -AARADHYA APARTMENT

FLAT INTERIORS

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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

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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

D S HOMES -AARADHYA APARTMENT

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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.

GST	Stamp Duty	Registration
2%	7%	INR 55000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 300000	INR 85000

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

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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.

Category	Score
Place	53
Connectivity	65
Infrastructure	70
Local Environment	80
Land & Approvals	44
Project	74
People	39
Amenities	36
Building	65
Layout	53
Interiors	63
Pricing	50

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Total	**58/100**

D S HOMES -AARADHYA APARTMENT

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