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PROP REPORT



Athrav Navasamaj

MahaRERA Number : P51800032316



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

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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 Vile Parle (East). Vile Parle is a neighbourhood and also the name of the railway station in the Western suburb of Mumbai. Vile Parle has a significantly strong base of Marathi and Gujarati population. It serves as the location of the first Parle factory. Vile Parle has now become a second major education center after Churchgate to Charni Road area.

| Post Office | Police Station | Municipal Ward |
|-----------------|---------------------------|----------------|
| Vileeparle East | Vileeparle Police Station | Ward H East |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 183 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.80 Km**
- Best Bust Stop Gujarat Society / Dayaldas road **30 Mtrs**
- Vile Parle Station (E), Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **800 Mtrs**
- Western Express Highway **40 Mtrs**
- Nanavati Hospital, Airport Area, Juhu, Mumbai, Maharashtra 400049 **2.50 Km**
- Sathaye College, Dixit Rd, Satsang CHSL, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **400 Mtrs**
- Reliance Mall, Bus Stop, SV Road, Milan Subway Rd, near KHIRA NAGAR, Khira Nagar, Santacruz West, Mumbai, Maharashtra 400054 **2.10 Km**
- Agarwal Market, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **950 Mtrs**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 31st December,
2026

150000
Sqft

1 BHK,2 BHK,3
BHK,Duplex

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium |
| Leisure | Yoga Room / Zone,Library / Reading Room,Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------------|-----------------|--------------|-----------------|--------------------|----------------|
| Atharv Navasamaj - Wing A | 2 | 9 | 4 | 2 BHK,3 BHK,Duplex | 36 |

| | | | | | |
|---------------------------------|---|---|---|----------------------|----|
| Atharv Navasamaj - Wing B | 2 | 9 | 4 | 1 BHK,2 BHK,3 BHK | 36 |
| Atharv Navasamaj - Wing C | 2 | 9 | 4 | 1 BHK,2 BHK,3 BHK | 36 |
| First Habitable Floor | | | | 2nd Floor | |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 705 - 750 sqft |
| 3 BHK | 1147 - 1312 sqft |

| | |
|--------|----------------|
| Duplex | 1222.46 sqft |
| 1 BHK | 473 - 542 sqft |
| 2 BHK | 544 - 717 sqft |
| 3 BHK | 817 sqft |
| 1 BHK | 517 sqft |
| 2 BHK | 621 - 748 sqft |
| 3 BHK | 843 - 987 sqft |

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

| | |
|---|--|
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors |
| HVAC Service | NA |

| | |
|--------------------|----|
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | INR 48000 | INR 22704000 | INR 22704000 to 26016000 |
| 2 BHK | INR 48000 | INR 26112000 | INR 26112000 to 36000000 |
| 3 BHK | INR 48000 | INR 39216000 | INR 39216000 to 62976000 |
| Duplex | INR 48000 | INR 58678080 | INR 58678080 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5% | 1% | INR 30000 |

| Floor Rise | Parking Charges | Other Charges |
|------------|-----------------|---------------|
| NA | INR 1200000 | NA |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,Kotak Bank |

Transaction History

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

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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 | 55 |
| Connectivity | 90 |
| Infrastructure | 100 |
| Local Environment | 90 |
| Land & Approvals | 50 |
| Project | 78 |
| People | 39 |
| Amenities | 48 |
| Building | 57 |
| Layout | 58 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 64/100 |

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