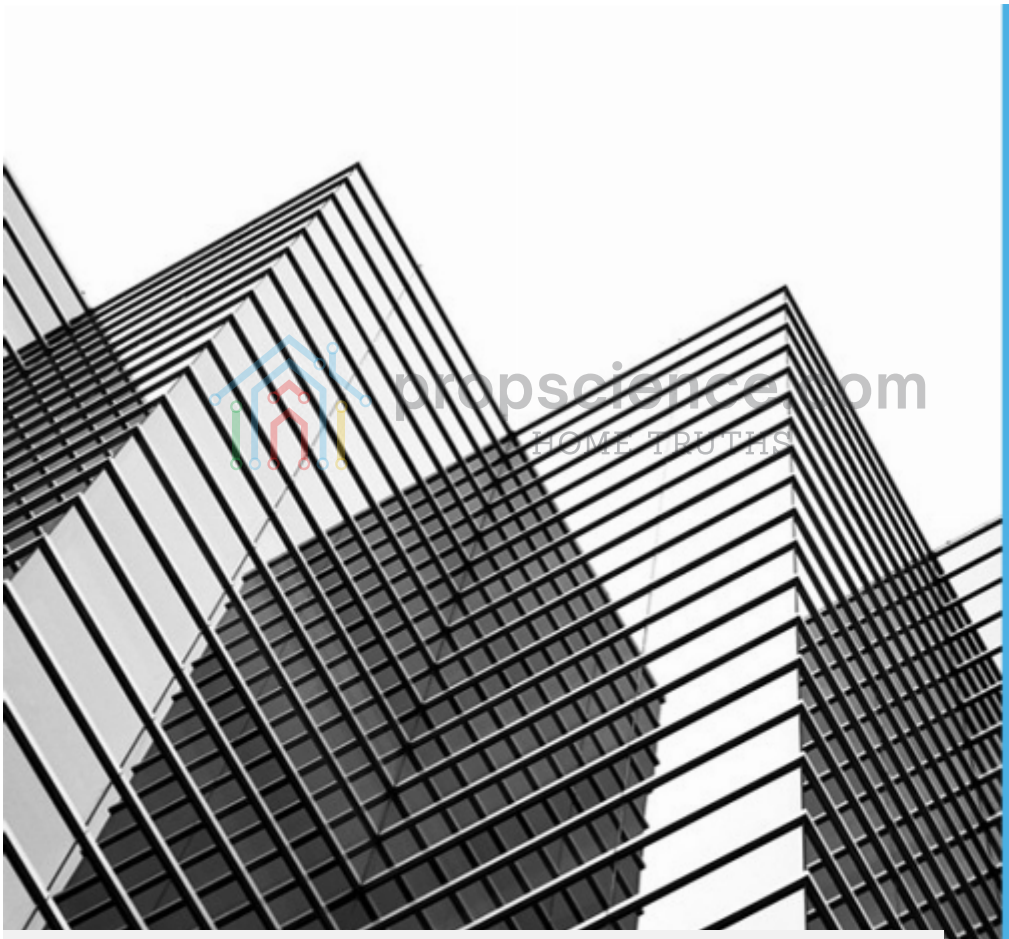
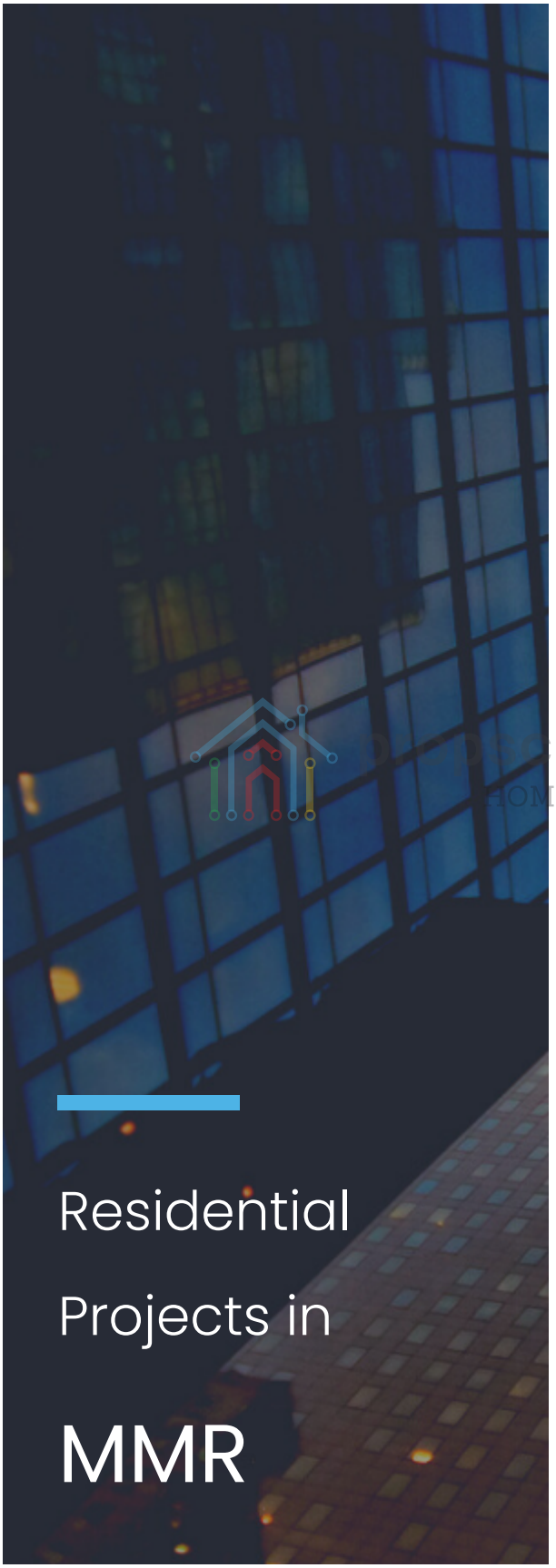
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PROP REPORT



Adhiraj Samyama Tower 1B, Adhiraj Capital City

MahaRERA Number : P52000004493



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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ADHIRAJ SAMYAMA

TOWER 1B, ADHIRAJ

CAPITAL CITY

LOCATION

The project is in Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

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Post Office	Police Station	Municipal Ward
Taloja A.V.	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 60 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **43.6 Km**
- Navi Mumbai International Airport **17.4 Km**
- Bus Top **500 Mtrs**
- Kharghar Railway Station **9.6 Km**
- NH 48 **450 Mtrs**
- Apex Multispeciality Hospital **2.6 Km**
- The Elite Public School **2.7 Km**
- Little World Mall **9.2 Km**
- D Mart **6.1 Km**

ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2023	2	2

ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

BUILDER & CONSULTANTS

Adhiraj Constructions is committed to creating vibrant, self-sustaining spaces that make buyers proud and improve their lifestyles. The company has successfully developed a code of conduct that uses intelligence and technology to build houses and towns of increasing personal and financial value. It is known for providing high-quality residences. As a team, they have created an urban housing development project to understand the needs of homeowners in crowded cities. It is the first real estate brand in India to build the prestigious residential revolving building and the tallest tower (55 floors) in Navi Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	40 Sqft	2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

ADHIRAJ SAMYAMA TOWER 1B, ADHIRAJ CAPITAL CITY

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Adhiraj Samyama Tower 1B	6	45	6	2 BHK,3 BHK	270

First Habitable Floor	3rd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	450 - 520 sqft
3 BHK	730 - 830 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

ADHIRAJ SAMYAMA TOWER 1B, ADHIRAJ CAPITAL CITY

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 18000	INR 8100000	INR 9000000 to 11500000
3 BHK	INR 12500	INR 9450000	INR 11500000 to 105000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

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

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Transaction History

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

ADHIRAJ SAMYAMA TOWER 1B, ADHIRAJ CAPITAL CITY

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	58
Local Environment	100
Land & Approvals	62
Project	76
People	56
Amenities	92
Building	65
Layout	63

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Interiors	63
Pricing	40
Total	**66/100**

ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

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