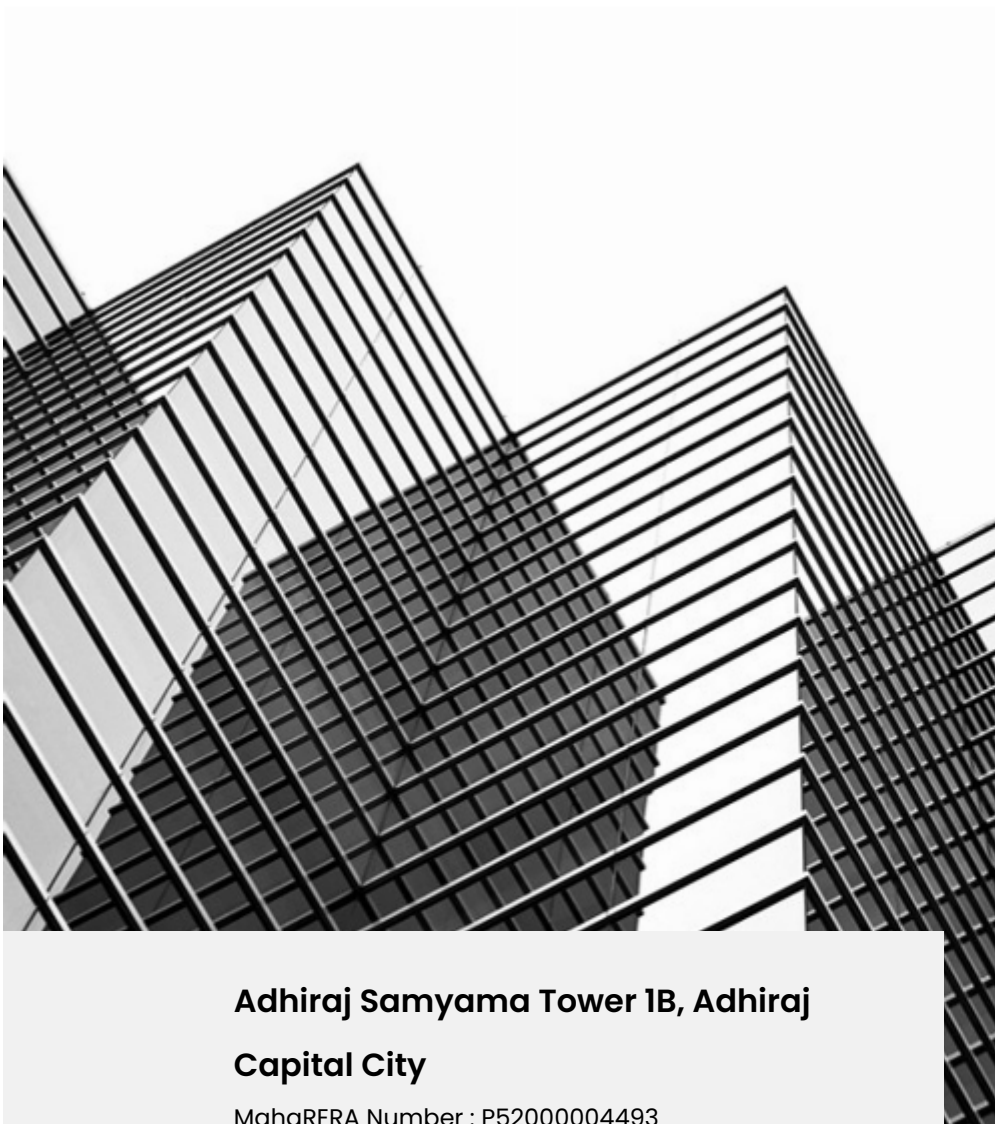


propscience.com

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.

ADHIRAJ SAMYAMA

TOWER 1B, ADHIRAJ

CAPITAL CITY

LOCATION

The project is in Talaja. Talaja 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, Talaja 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 Talaja has many small, medium, and large-scale industries. Talaja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Talaja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

| Post Office | Police Station | Municipal Ward |
|-------------|-----------------------|----------------|
| Talaja A.V. | Talaja 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

| 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 |

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

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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

FLAT INTERIORS

| 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

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 |

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 Propcores 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 Propcore is given. The purpose of the Propcore 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 |

| | |
|------------------|---------------|
| Interiors | 63 |
| Pricing | 40 |
| Total | 66/100 |

ADHIRAJ SAMYAMA
TOWER 1B, ADHIRAJ
CAPITAL CITY

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as

available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.