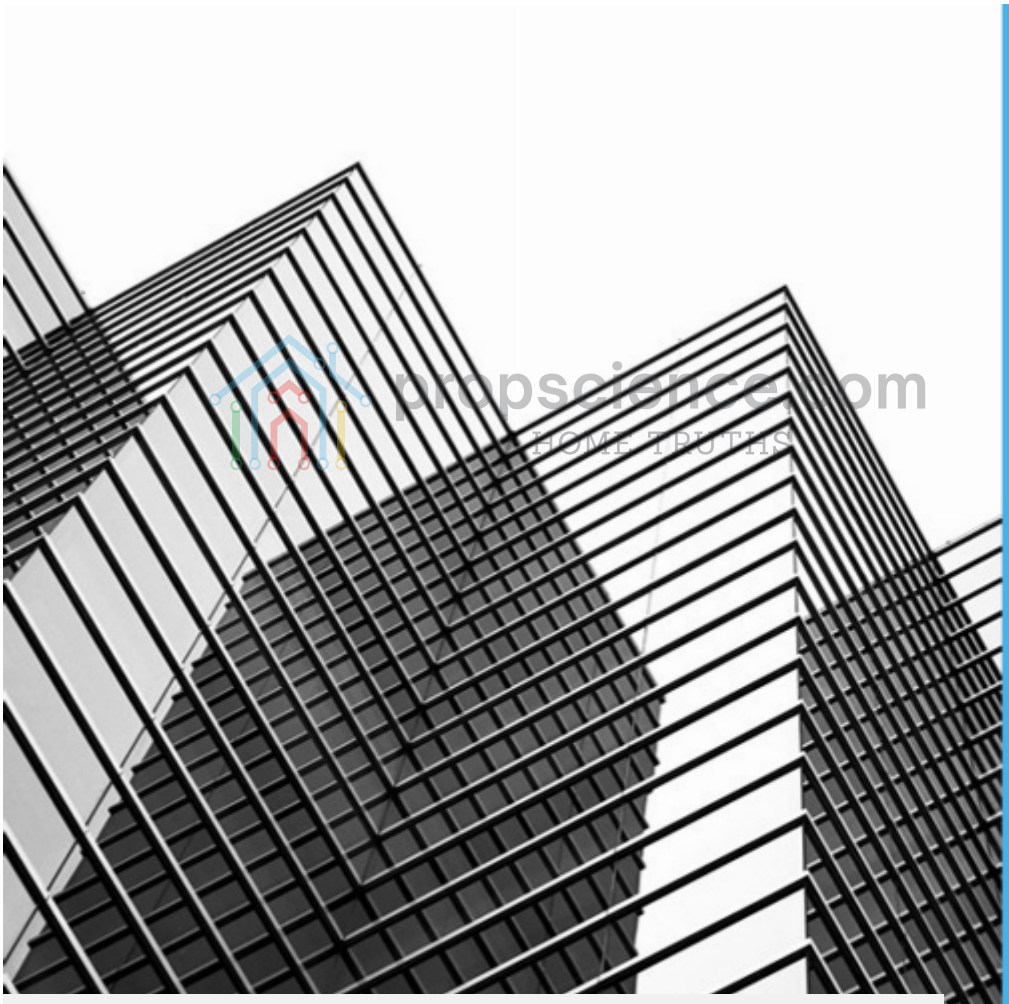
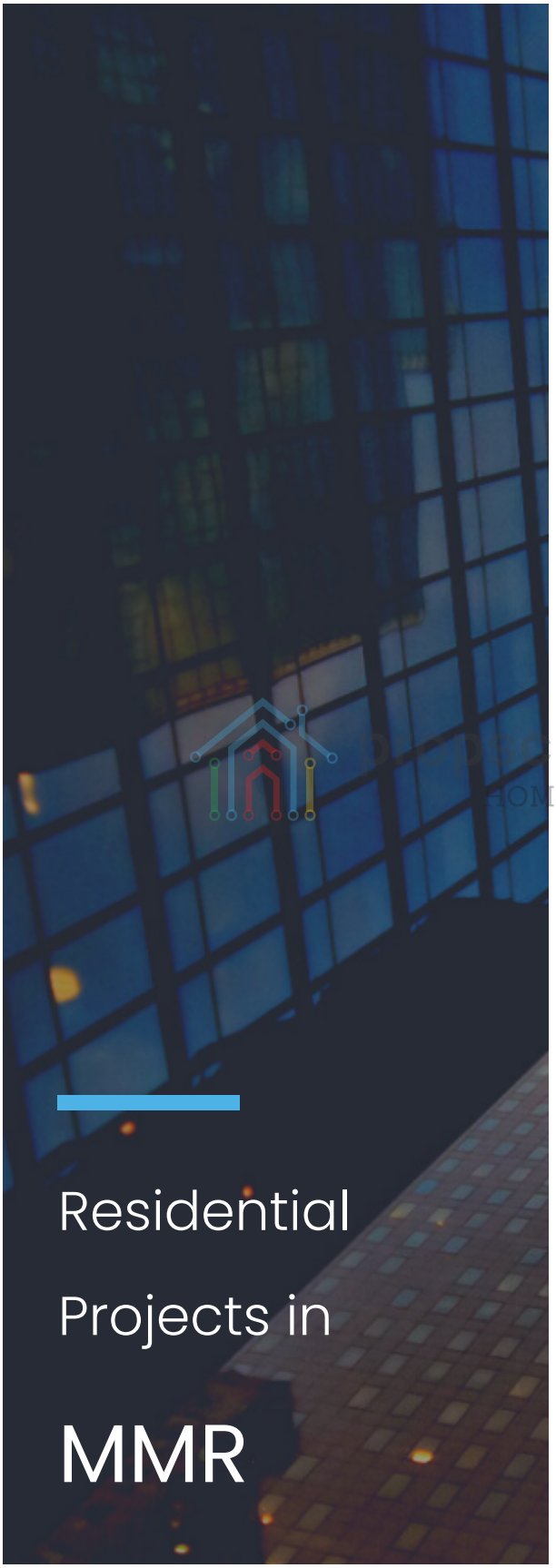
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PROP REPORT



Arkade Earth - Fern

MahaRERA Number : P51800004750



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

The project is in Kanjurmarg (East). Kanjurmarg is a suburb in east central mumbai Kanjurmarg railway station is the main access point for IIT Bombay. Kanjumarg East is a developed residential locality.

Post Office	Police Station	Municipal Ward
Bhandup East	Kanjurmarg Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 72 AQI and the noise pollution is 51 to 85 dB .

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Tagore Nagar Junction / G.R Jolly Road **450 Mtrs**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **2.3 Km**
- Eastern Express Hwy, Maharashtra **8.6 Km**
- Fortis Hospital Mulund, Mulund - Goregaon Link Rd, Nahur West, Industrial Area, Bhandup West, Mumbai, Maharashtra 400078 **5.1 Km**
- St Xavier's High School & Jr College, Lal Bahadur Shastri Rd, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **2.6 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4.8 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **2.4 Km**

ARKADE EARTH - FERN

LAND & APPROVALS

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

ARKADE EARTH - FERN

BUILDER & CONSULTANTS

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Founded by Mr. Mangilal R. Jain in 1984. Their head office in Mumbai is located in Kandivali East. Arkade Group has developed 4 million sq.ft. till date and 2 million sq.ft. development in progress. Arkade is a professionally managed organisation with teams in various departments such as engineering, sales, architecture, planning, marketing etc.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ARKADE EARTH - FERN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	4 Acre	2 BHK

Project Amenities

Sports	Basketball Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	NA

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ARKADE EARTH - FERN

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

ARKADE EARTH - FERN	3	23	4	2 BHK	92

First Habitable Floor	3rd Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	677 - 707 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

ARKADE EARTH - FERN

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27434.27	INR 18573000	INR 18573000 to 19400000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 0	NA

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,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank

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Transaction History

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

ARKADE EARTH - FERN

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	48
Connectivity	65
Infrastructure	64
Local Environment	70
Land & Approvals	62
Project	76
People	56
Amenities	56
Building	77
Layout	53
Interiors	45
Pricing	40
Total	59/100

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