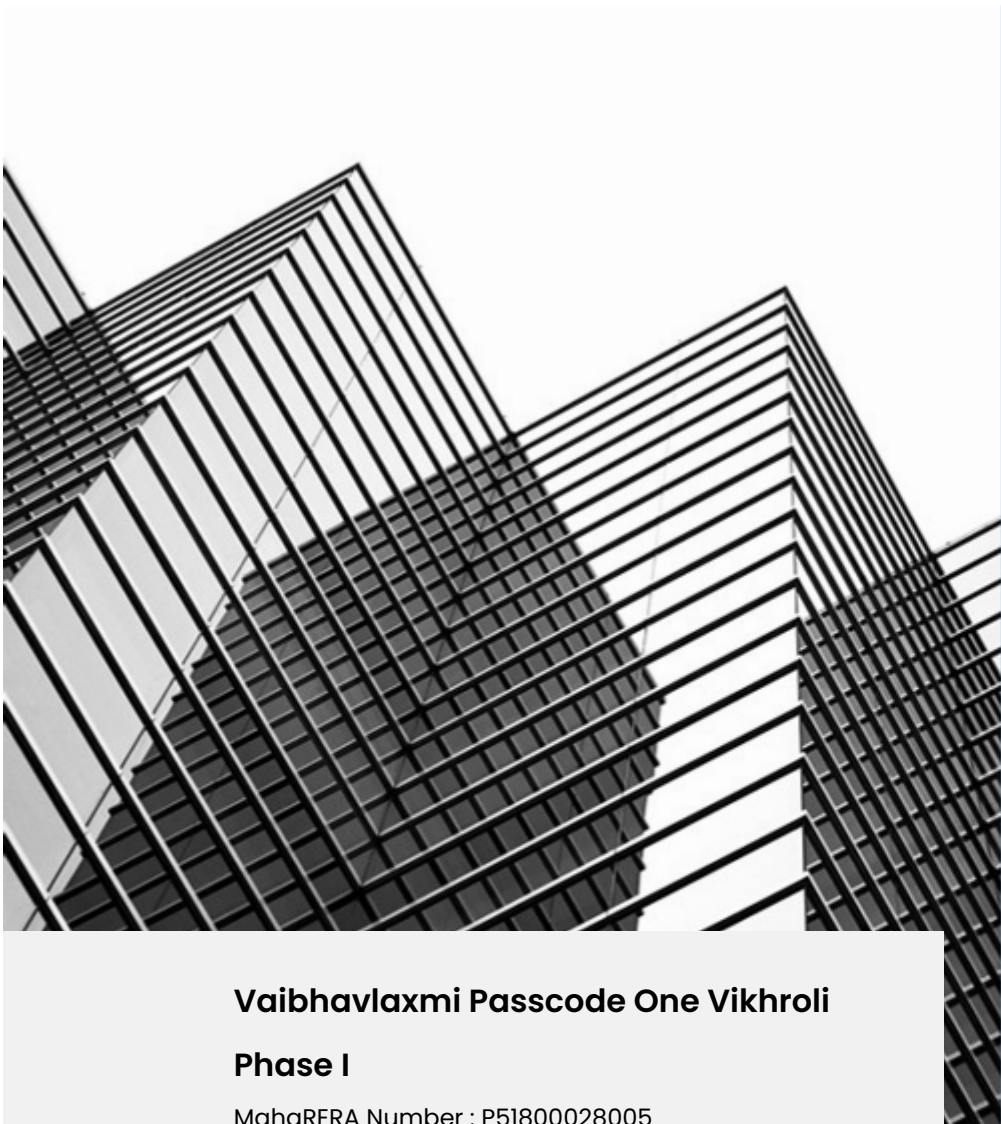


propscience.com

# PROP REPORT



**Vaibhavlaxmi Passcode One Vikhroli**

**Phase I**

MahaRERA Number : P51800028005



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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ONE VIKHROLI PHASE I

## LOCATION

The project is in Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

Post Office	Police Station	Municipal Ward
Kannamwar Nagar	Vikhroli Police Station	Ward S

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Vikas College Bus Stop **800 Mtrs**
- Vikhroli Railway Station **1.6 Km**
- Vikhroli Flyover **1.2 Km**
- Shushrusha Hospital **750 Mtrs**
- Abhay International School **350 Mtrs**
- R City Mall **6.6 Km**
- Om Super Market **700 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	NA	1

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## BUILDER & CONSULTANTS

Vaibhav Laxmi Builders and Developers endeavour to craft value homes that offer an upgrade to your lifestyle. They know what it takes to own a home, and that's why they put a lot of hard-work, persistence and dedication into each & every project to give you the best. At Vaibhav Laxmi Builders and Developers, they do not compromise on quality. The company follows a conservative approach to give you high-quality features at modest prices. They ensure 100% transparency and openness with their customers. Vaibhav Laxmi has about 25+ years of experience and has developed about 1+million sq.ft of land.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	0.5 Acre	1 BHK,1.5 BHK,2 BHK,2.5 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Sauna,Library / Reading Room,Temple,Deck Area,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Barbeque Pit,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing E	2	23	4	1 BHK,1.5 BHK,2 BHK,2.5 BHK	92
Wing F	2	23	4	1 BHK,1.5 BHK,2 BHK,2.5 BHK	92

First Habitable Floor	2nd Floor
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## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **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
1 BHK	398 sqft
1.5 BHK	504 sqft
2 BHK	559 - 615 sqft
2.5 BHK	697 sqft
1 BHK	398 sqft
1.5 BHK	504 sqft
2 BHK	559 - 615 sqft
2.5 BHK	697 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
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<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

<b>Finishing</b>	Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Home Automation
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 10200000
1 BHK	--	--	INR 7700000
2 BHK	--	--	INR 12000000 to 12900000
2.5 BHK	--	--	INR 15100000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	0%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

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ONE VIKHROLI PHASE I

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	52
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	36
<b>Project</b>	61
<b>People</b>	39
<b>Amenities</b>	64
<b>Building</b>	57
<b>Layout</b>	54
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>57/100</b>

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