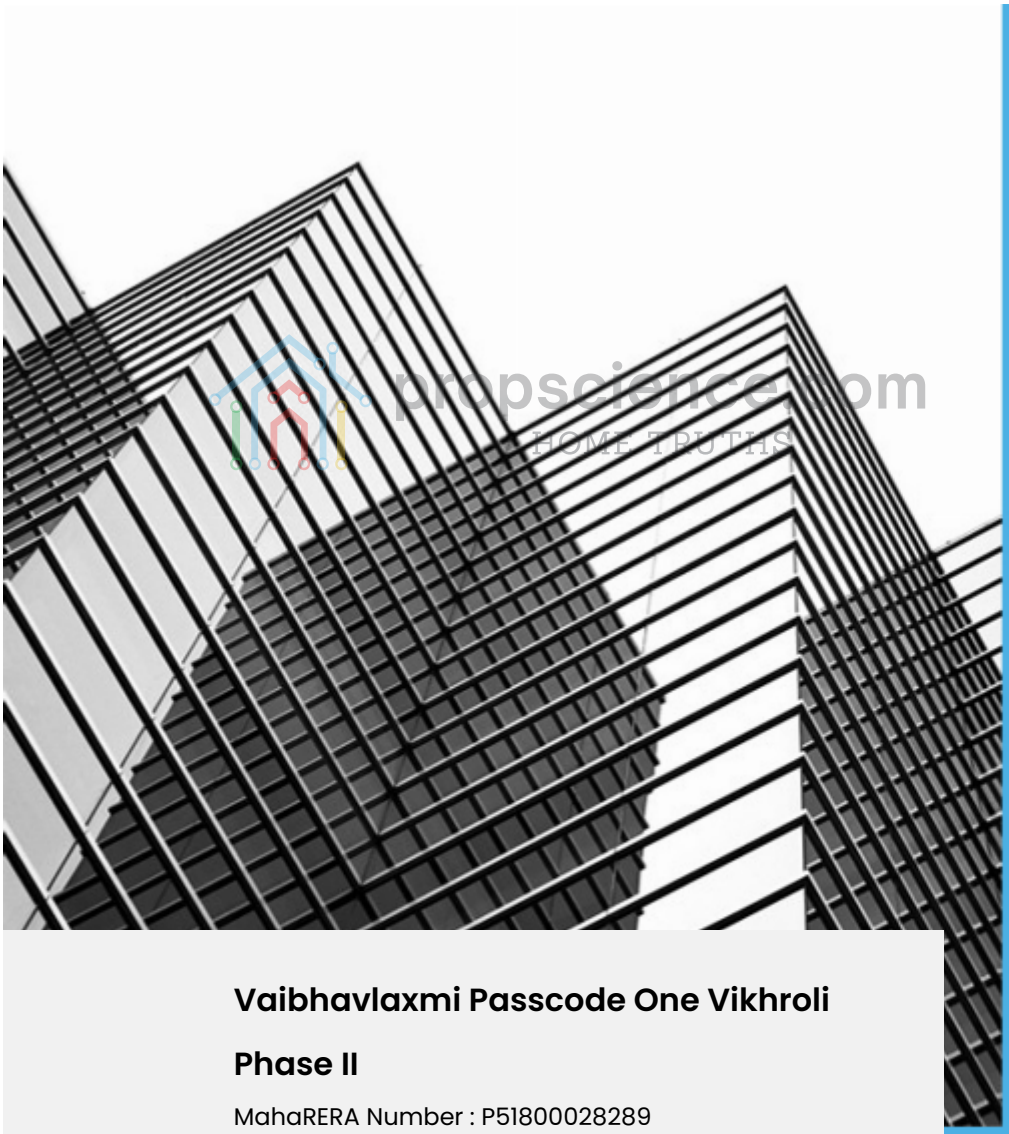
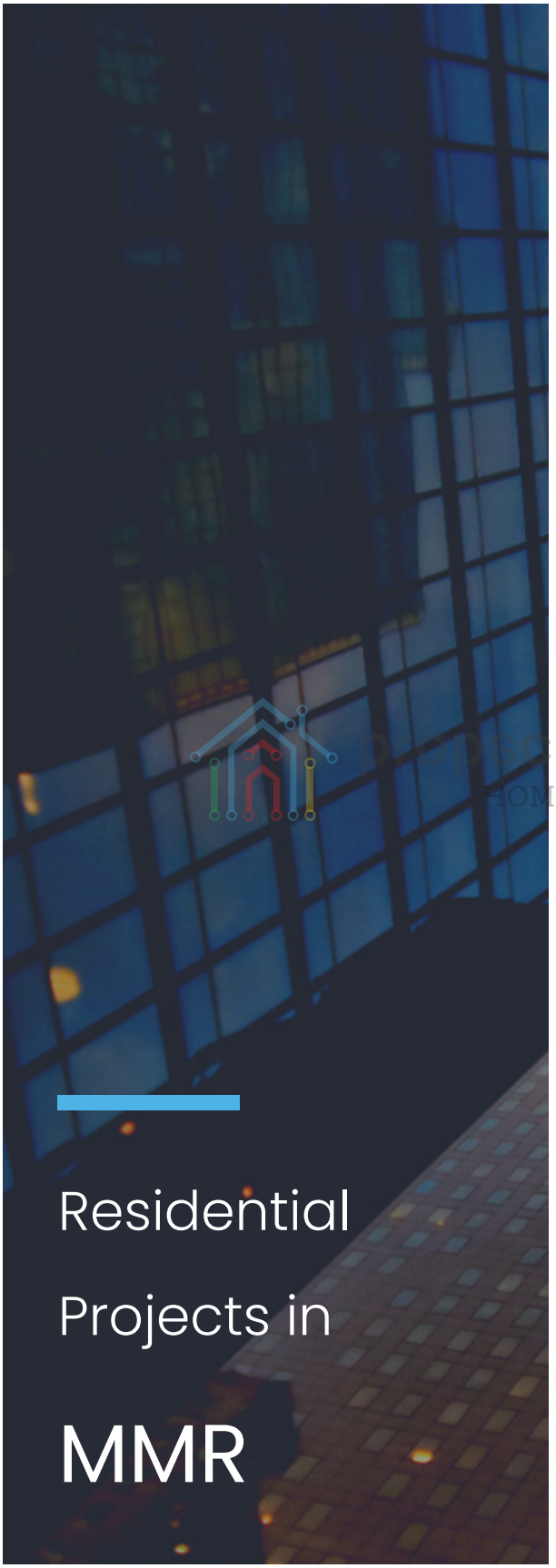
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PROP REPORT



Vaibhavlaxmi Passcode One Vikhroli Phase II

MahaRERA Number : P51800028289



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 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

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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 Mtrs**

LAND & APPROVALS

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

VAIBHAVLAXMI PASSCODE
ONE VIKHROLI PHASE II

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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

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

Sports	Badminton Court,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Sauna,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Barbeque Pit,Clubhouse
Eco Friendly Features	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 C	2	23	4	1 BHK,1.5 BHK,2 BHK,2.5 BHK	92
Wing D	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 :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

VAIBHAVLAXMI PASSCODE ONE VIKHROLI PHASE II

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

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

Finishing	Double glazed glass windows
HVAC Service	NA
Technology	Home Automation
White Goods	NA

VAIBHAVLAXMI PASSCODE ONE VIKHROLI PHASE II

COMMERCIALS

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

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

GST	Stamp Duty	Registration

5%	0%	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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Transaction History

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

VAIBHAVLAXMI PASSCODE ONE VIKHROLI PHASE II

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	83
Infrastructure	72
Local Environment	90
Land & Approvals	36
Project	61
People	39
Amenities	64
Building	57
Layout	54
Interiors	55
Pricing	40
Total	**58/100**

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