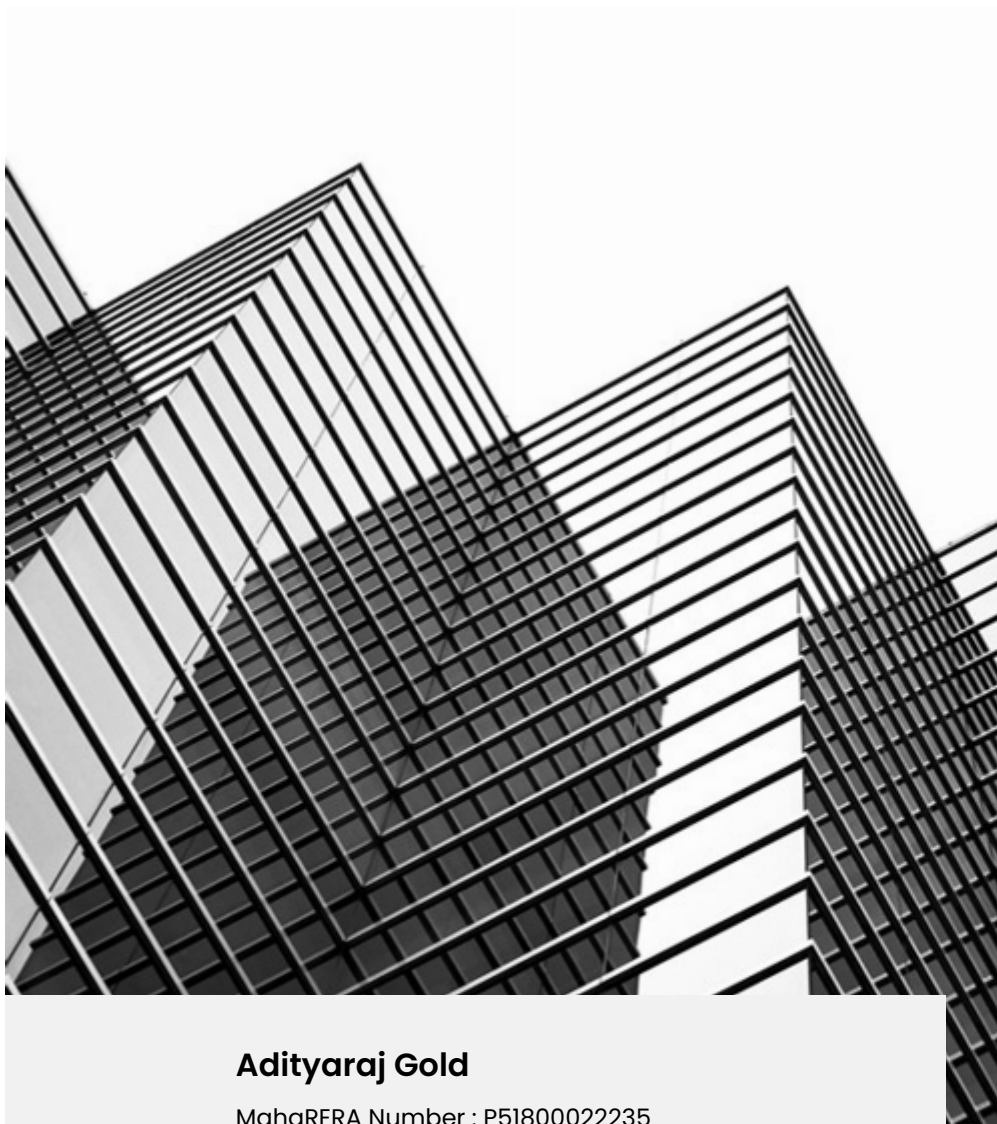


propscience.com

# PROP REPORT



**Adityaraj Gold**

MahaRERA Number : P51800022235



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.

## 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
Tagore Nagar	Vikhroli Police Station	Ward S

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.1 Km**
- Tagore Nagar Bus Stop **1 Km**
- Vikhroli Railway Station **1.1 Km**
- Vikhroli Flyover **850 Mtrs**
- Shushrusha Hospital **1.3 Km**
- Abhay International School **1.5 Km**
- R City Mall **5.6 Km**
- Pravin's Mart **1.3 Km**

# LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

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# BUILDER & CONSULTANTS

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Adityaraj Group is in the field of construction since 1967's. It has not just mastered the art of construction but has proven its excellence in many other infra structural projects like government buildings, bridges, roads, national highways. After successfully completing hundreds of infra structural projects for the government & private sectors, Adityaraj Group has established itself in Residential Projects since 1995.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st December, 2023	0.23 Acre	2 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	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
Adityaraj Gold	2	22	4	2 BHK	88

First Habitable Floor

1st Floor

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration

2 BHK

RERA Carpet Range

523 - 575 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Road View / No View

Flooring

Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures

Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

<b>Finishing</b>	Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 18434.78	INR 9676000	INR 9676000 to 10600000

**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

<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,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

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## 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



<b>Infrastructure</b>	72
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	30
<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	57
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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