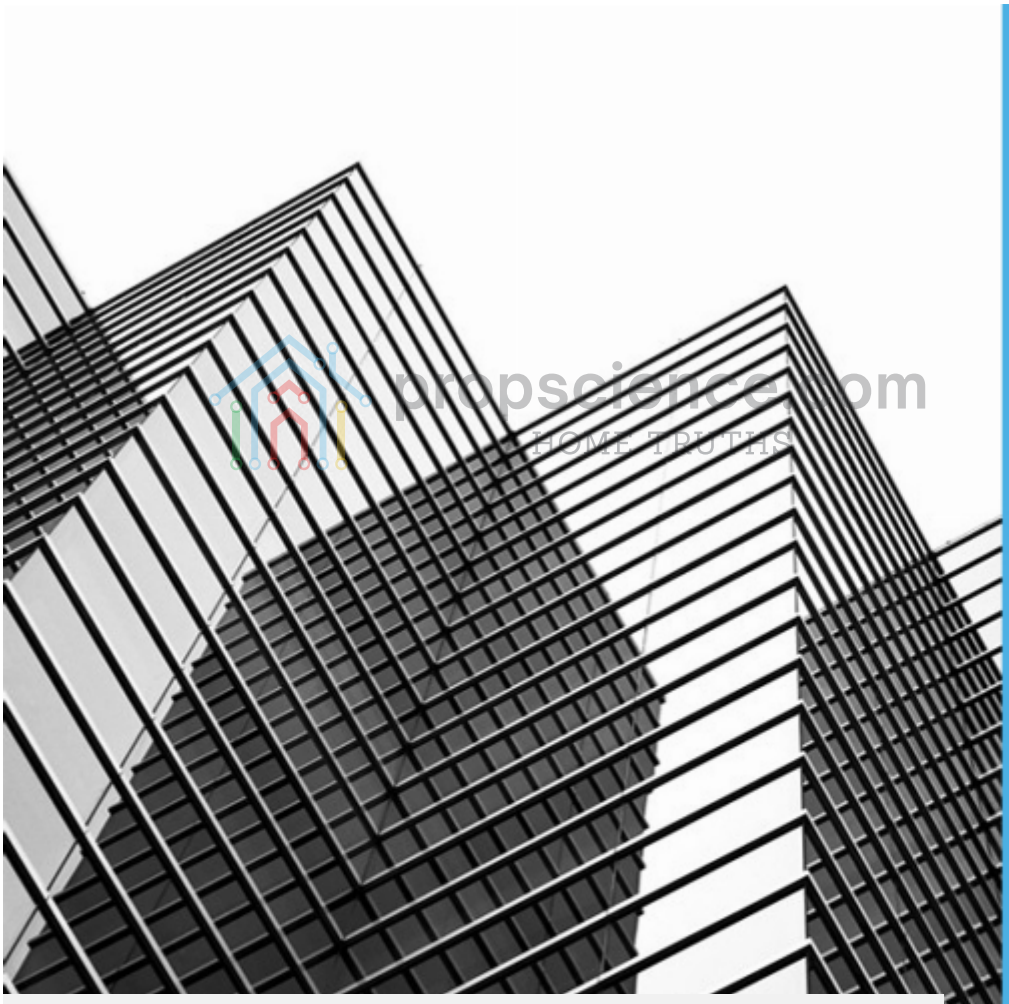
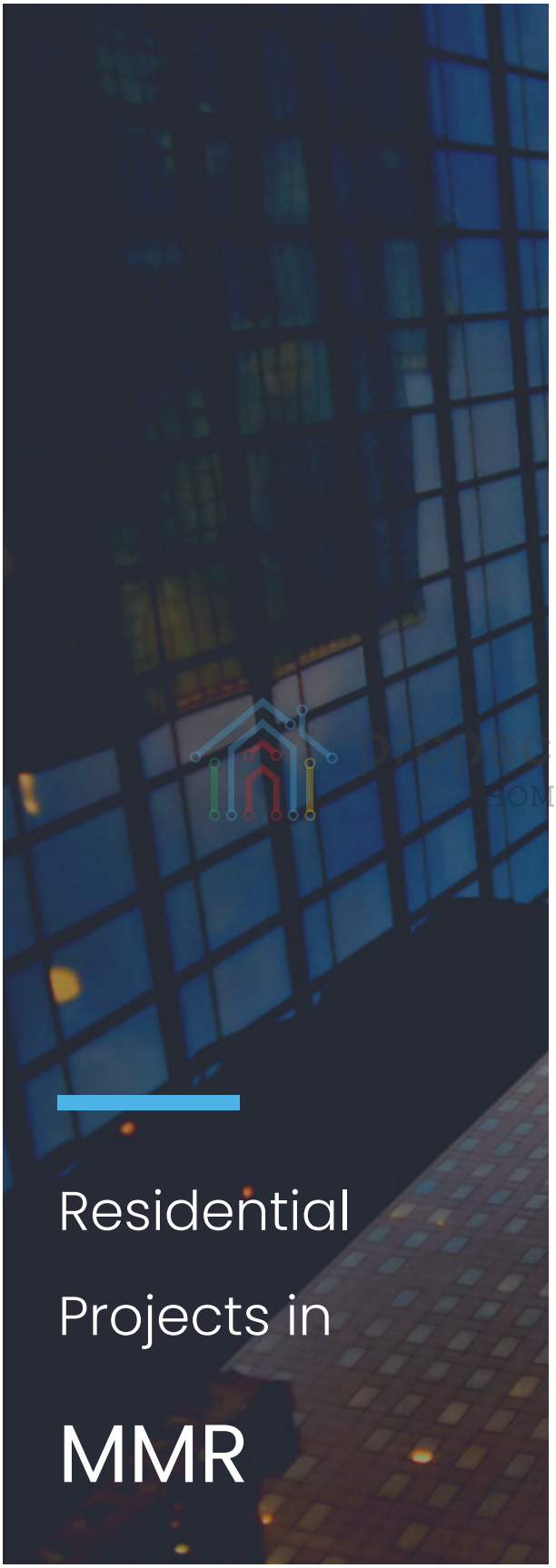
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# PROP REPORT




**Adityaraj Signature**

MahaRERA Number : P51800030225



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 prone to traffic jams during rush hour. The air pollution levels are 113 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.9 Km**
- Vikas College Bus Stop **1.4 Km**
- Surya Nagar Metro Station **1.7 Km**
- Vikhroli Railway Station **600 Mtrs**
- Vikhroli Flyover **350 Mtrs**
- Shushrusha Hospital **800 Mtrs**
- Abhay International School **1.4 Km**
- R City Mall **6.4 Km**
- Pravin's Mart **800 Mtrs**

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# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| July 2021 | 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

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2025 | 0.22 Acre | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Jogging Track,Gymnasium,Indoor Games Area |
| **Leisure** | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| **Business & Hospitality** | Clubhouse |
| **Eco Friendly Features** | Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars |

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# BUILDING LAYOUT

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

| | | | | | |
|---|---|---|---|---|---|
| Adityaraj Signature | 3 | 22 | 7 | 1 BHK,2 BHK | 154 |

| | |
|---|---|
| **First Habitable Floor** | 1st Floor |

## Services & Safety

- **Security :** Security System / CCTV,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

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 447 - 450 sqft |
| 2 BHK | 540 - 596 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 |
| **Finishing** | Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | WIFI enabled |
| **White Goods** | Modular Kitchen |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 19000 | INR 8493000 | INR 8493000 to 8550000 |
| 2 BHK | INR 19000 | INR 10260000 | INR 10260000 to 11324000 |

**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,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.

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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 |
| Infrastructure | 72 |
| Local Environment | 70 |
| Land & Approvals | 30 |
| Project | 71 |
| People | 39 |
| Amenities | 54 |
| Building | 57 |
| Layout | 45 |
| Interiors | 55 |
| Pricing | 40 |

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| | |
|---|---|
| **Total** | **55/100** |

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