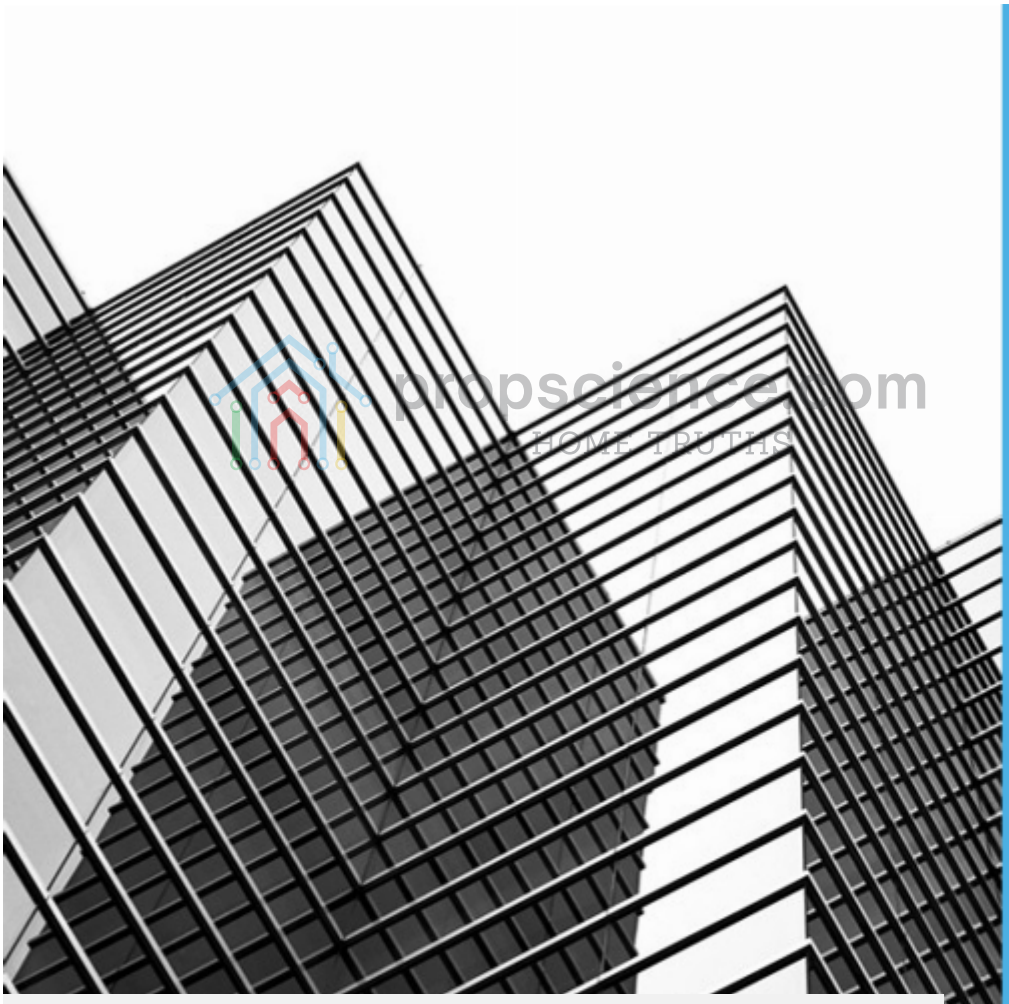
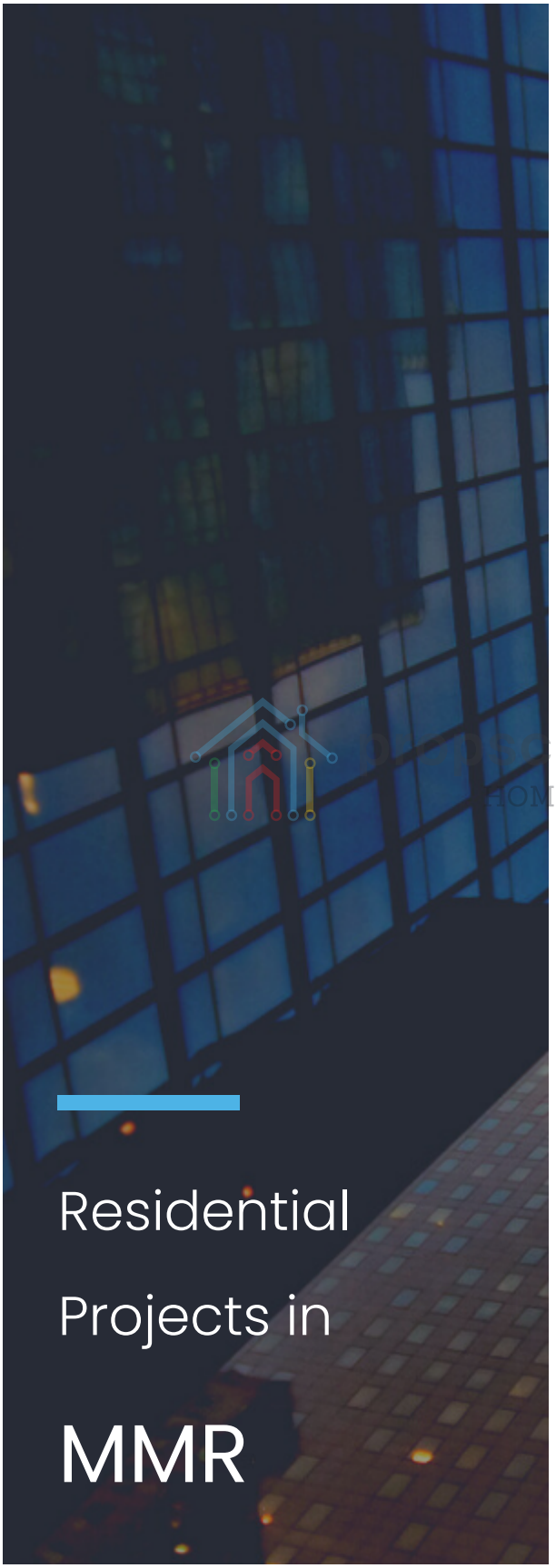
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PROP REPORT



Vardhaman Maruti

MahaRERA Number : P51700023432



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 Bhiwandi -Thane Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Anjur	Bhiwandi Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 48 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **40.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **32.8 Km**
- Bhiwandi Bus Depot **4.5 Km**
- Bhiwandi Railway Station Rd **1.7 Km**
- MH SH 35, Kamatghar **800 Mtrs**
- GLOBAL HOSPITAL **1.2 Km**
- Saraswati English High School **0 Mtrs**
- Metro Junction Mall **14.7 Km**
- RELIANCE SMART POINT **4.3 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	997.21 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

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

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First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire Hose
- **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	398.6 - 475.76 sqft
Studio	319 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 5796.65	INR 2311000	INR 2426550 to 2896950
Studio	INR 5799.37	INR 1850000	INR 1942500

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	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,Kotak Bank,LIC Housing Finance Ltd,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	55
Connectivity	73
Infrastructure	64
Local Environment	100
Land & Approvals	44
Project	69
People	39
Amenities	36
Building	55
Layout	45
Interiors	63
Pricing	40

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Total	**57/100**

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