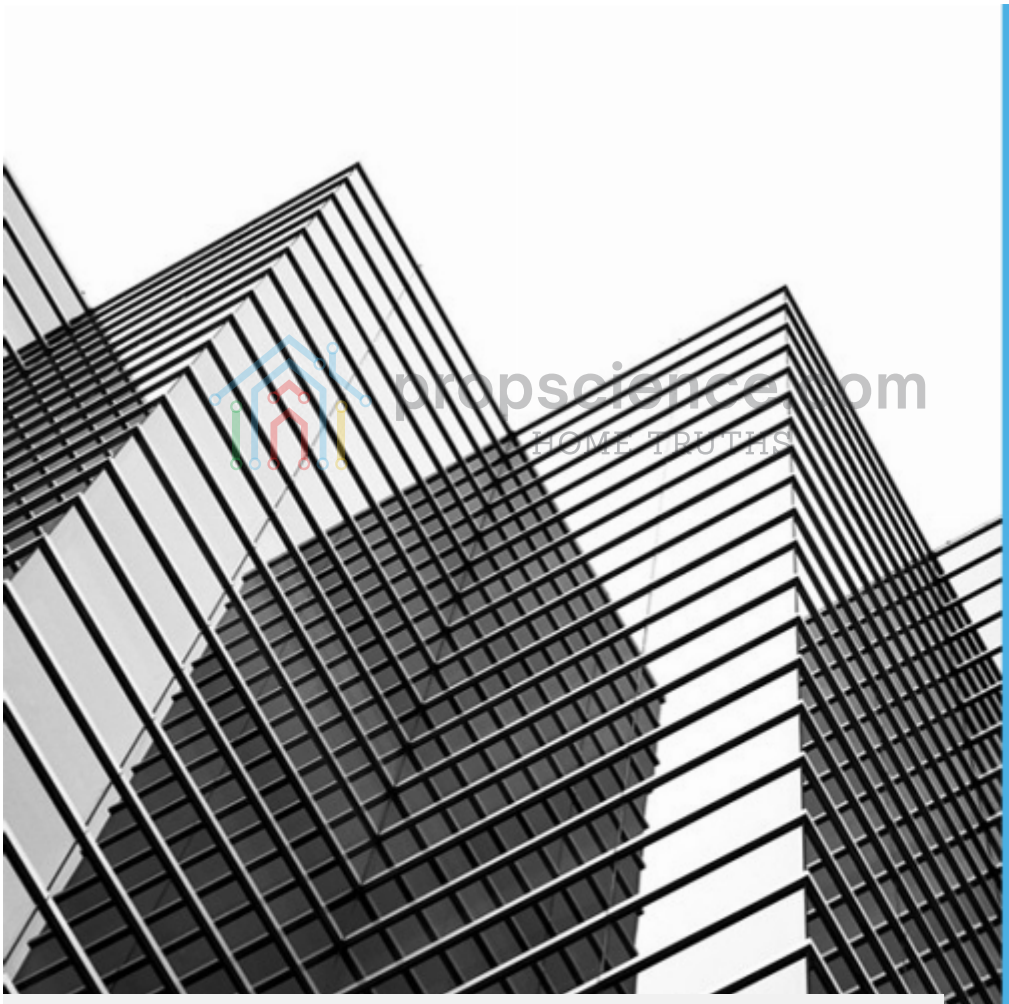
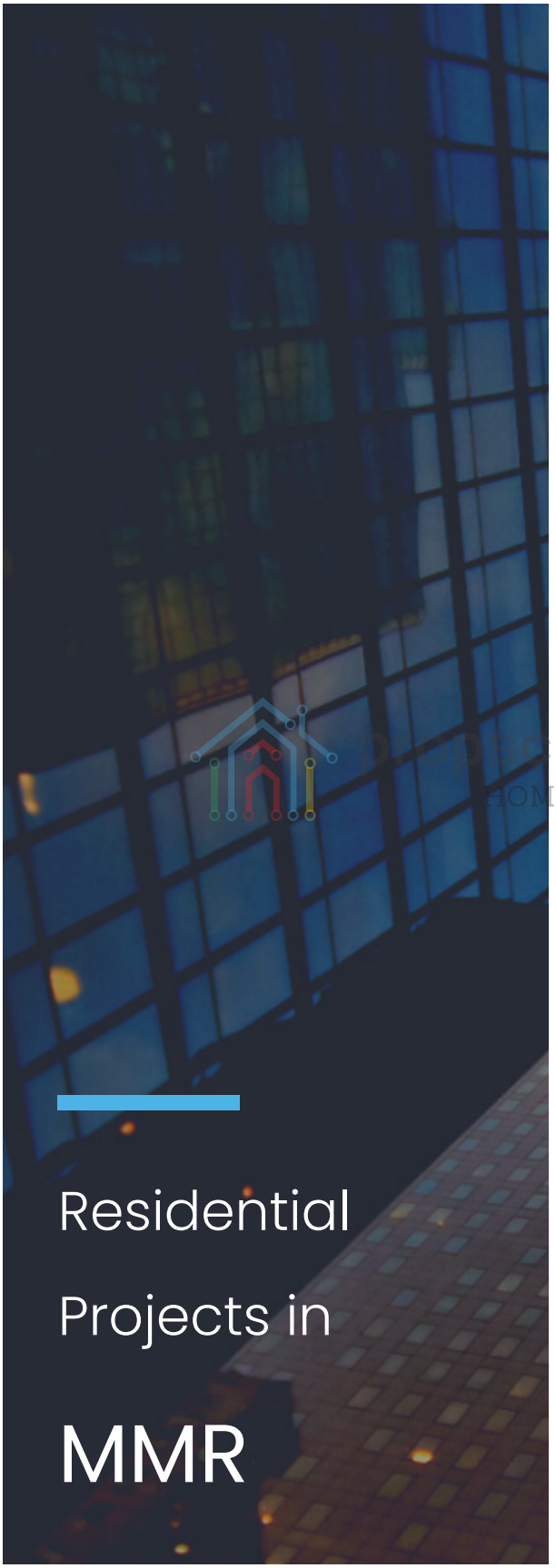
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PROP REPORT



Vaibhavlaxmi Central Park

MahaRERA Number : P51800033540



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 at all hours. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.9 Km**
- Kannamwar Nagar Bus Stop **550 Mtrs**
- Vikhroli Railway Station **1.8 Km**
- Eastern Express Hwy **700 Mtrs**
- Shushrusha Hospital **1.1 Km**
- Abhay International School **300 Mtrs**
- R City Mall **6 Km**
- Surya Trading NX **110 Mtrs**

VAIBHAVLAXMI CENTRAL PARK

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2022	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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2026	0.5 Acre	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Community Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	23	4	1 BHK,2 BHK	92
Wing B	3	23	6	1 BHK,2 BHK	138
Wing C	2	23	4	1 BHK,2 BHK	92
First Habitable Floor				1st Floor	

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,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	385 - 430 sqft
2 BHK	637 sqft
1 BHK	385 - 430 sqft
2 BHK	637 sqft
1 BHK	385 - 430 sqft
2 BHK	637 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	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision

Technology	Optic Fiber Cable
White Goods	Modular Kitchen

VAIBHAVLAXMI CENTRAL PARK

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 19278.47	INR 7500000	INR 7913500 to 8843172
2 BHK	INR 19481	INR 12409397	INR 13068367

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

GST	Stamp Duty	Registration
5%	5%	INR 3850
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,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.

VAIBHAVLAXMI CENTRAL PARK

PROJECT PROPSCORE

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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	73
Land & Approvals	50
Project	71
People	39
Amenities	70
Building	57
Layout	53
Interiors	63
Pricing	40
Total	**60/100**

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VAIBHAVLAXMI CENTRAL PARK

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