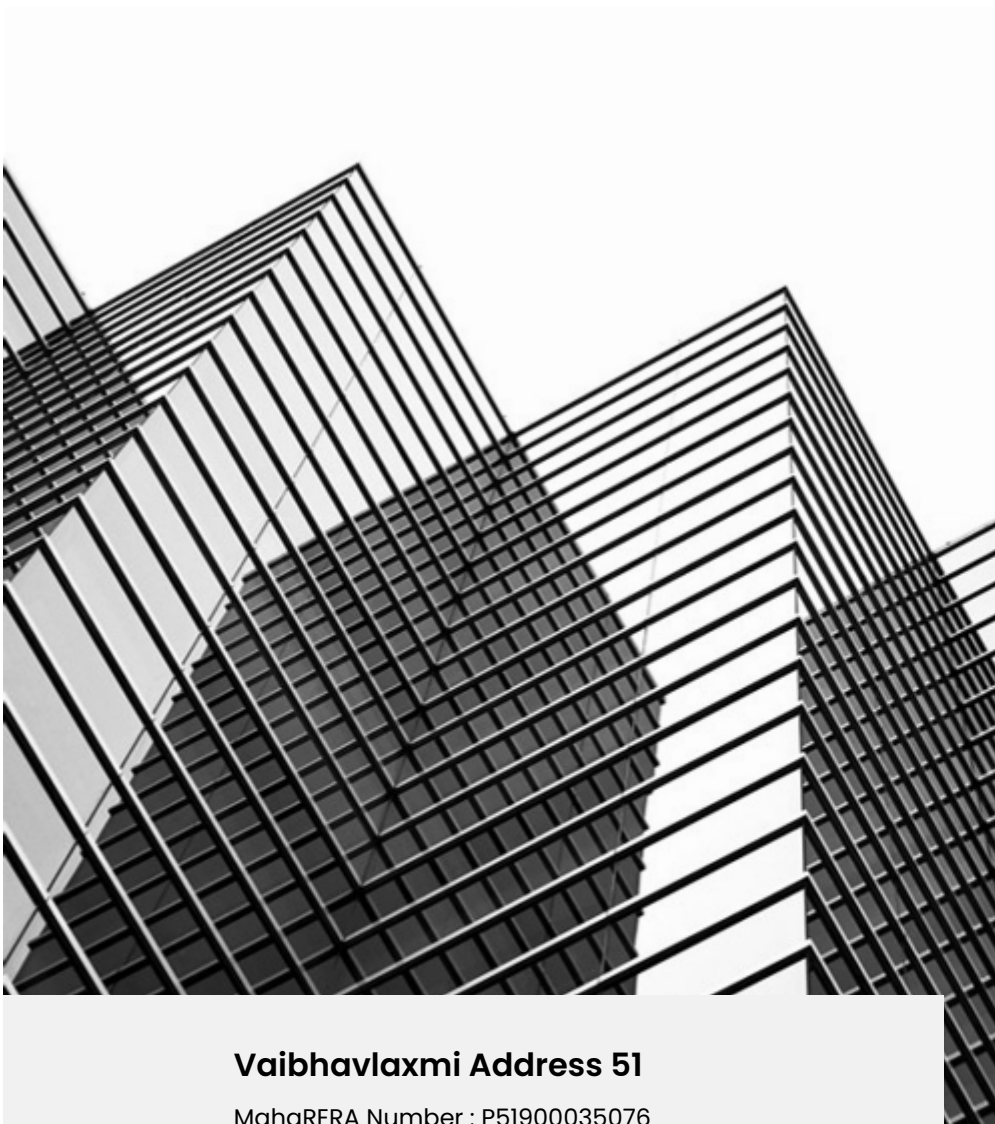


propscience.com

# PROP REPORT



**Vaibhavlaxmi Address 51**

MahaRERA Number : P51900035076



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Kherwadi	Khar Police Station	Ward H East

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 85 Satisfactory AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.20 Km**
- Kher Wadi Junction, Western Express Hwy, Gandhi Nagar, **600 Mtrs**
- Bandra Terminus, Naupada, Bandra East **1.80 Km**
- Western Express Highway **550 Mtrs**
- Guru Nanak Hospital, S 341, near Collector Office, Gandhi Nagar, **1.20 Km**
- Chetana College, New Bldg., Survey No. 341, SD Mandir Rd, Government Colony, **700 Mtrs**
- Kenilworth Mall, 39th Rd, Khar, Khar West **4.50 Km**
- Super Market, Jawahar Nagar, Khar East, **1.50 Km**

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## 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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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

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	0.39 Acre	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vaibhavlaxmi Address 51 A and B wing	4	23	4	1 BHK,2 BHK	92

First Habitable Floor	1st Floor
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## Services & Safety

- **Security** : Security System / CCTV,Security Staff,Video Door Phone
- **Fire Safety** : Fire cylinders
- **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	410 - 442 sqft

2 BHK

585.56 - 690 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Road View / No View

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 41000	INR 17000000	INR 17000000 to 18122000
2 BHK	INR 41000	INR 24007960	INR 24007960 to 28290000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,SBI Bank

### Transaction History

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



## 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	84
Local Environment	90
Land & Approvals	36
Project	71
People	39

<b>Amenities</b>	48
<b>Building</b>	67
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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