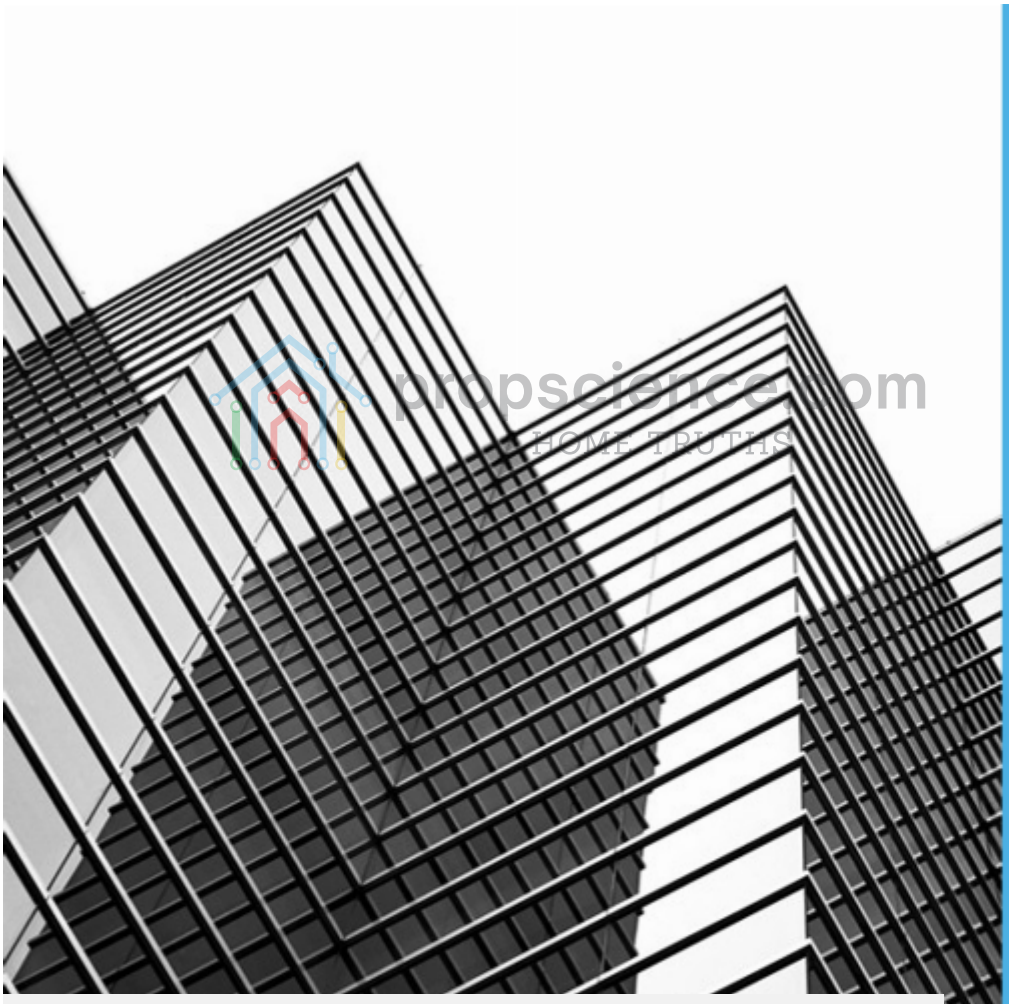
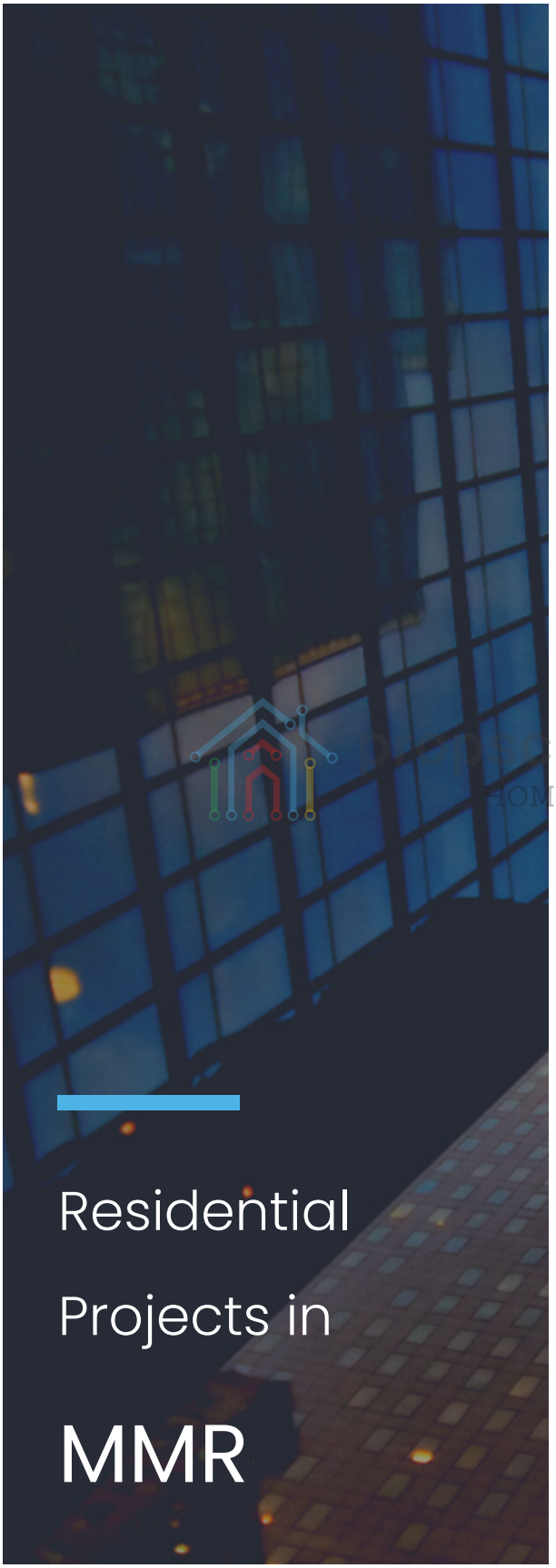
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PROP REPORT



Vaibhavlaxmi Address 51

MahaRERA Number : P51900035076



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 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

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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**

LAND & APPROVALS

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

VAIBHAVLAXMI ADDRESS
51

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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 December, 2025	0.39 Acre	1 BHK,2 BHK

Project Amenities

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

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VAIBHAVLAXMI ADDRESS
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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

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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VAIBHAVLAXMI ADDRESS 51

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

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

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VAIBHAVLAXMI ADDRESS
51

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	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

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Amenities	48
Building	67
Layout	45
Interiors	63
Pricing	40
Total	**59/100**

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