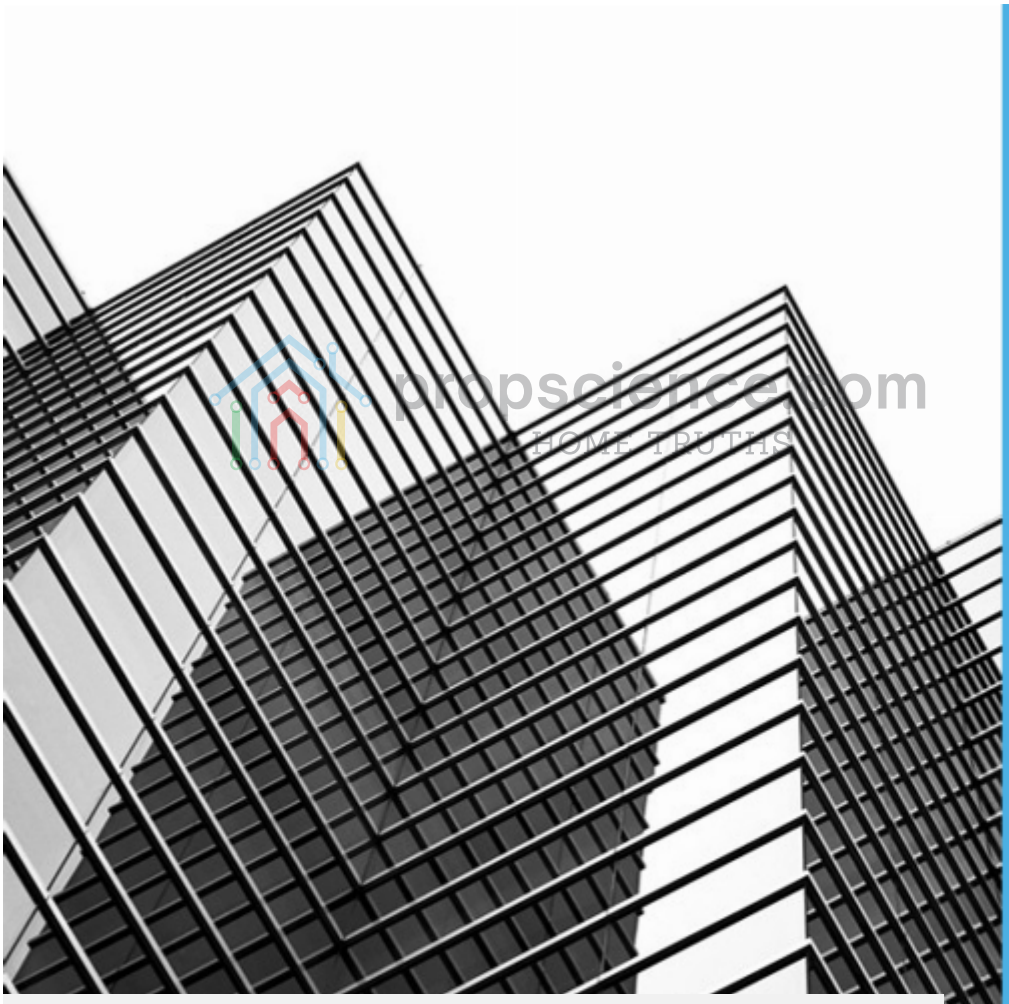
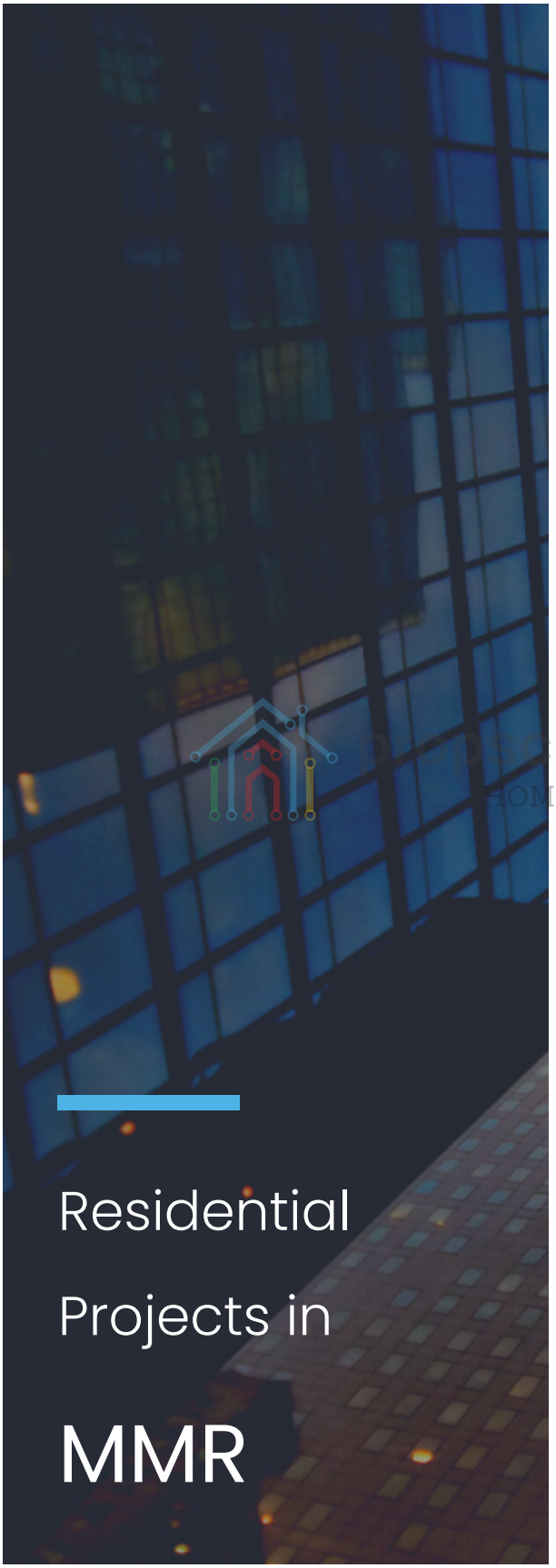
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PROP REPORT



Codename Art of Life

MahaRERA Number : P51800030554



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 Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 65 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.70 Km**
- Santacruz Bus Depot, S.V Road **500 Mtrs**
- Santacruz Railway Station west **1.80 Km**
- Western Express Highway **3.50 Km**
- Nanavati Hospital, Airport Area, **1.20 Km**
- L.S. Raheja College Of Arts & Commerce, Santacruz, Corporation Bank, STY Relief Rd, Santacruz, **450 Mtrs**
- Reliance Mall, Bus Stop, SV Road, **600 Mtrs**
- Sane Guruji Street market **300 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
Tata Capital	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2024	1.00 Acre	2 BHK

Project Amenities

Sports	Swimming Pool,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Multipurpose Hall
Eco Friendly Features	Waste Segregation

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Artteza Wing A	2	10	4	2 BHK	40
Artteza Wing B	2	10	4	2 BHK	40

Artteza Wing C	2	10	4	2 BHK	40
Artteza Wing D	2	10	4	2 BHK	40

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **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
2 BHK	674 - 689 sqft
2 BHK	674 - 689 sqft
2 BHK	674 - 689 sqft

2 BHK	674 - 675 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	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 41791	INR 28167134	INR 28167134 to 28793999

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

Festive Offers	25:25:25:25
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES 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	65
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	83
People	55
Amenities	56
Building	63
Layout	53

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Interiors	73
Pricing	50
Total	**67/100**

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