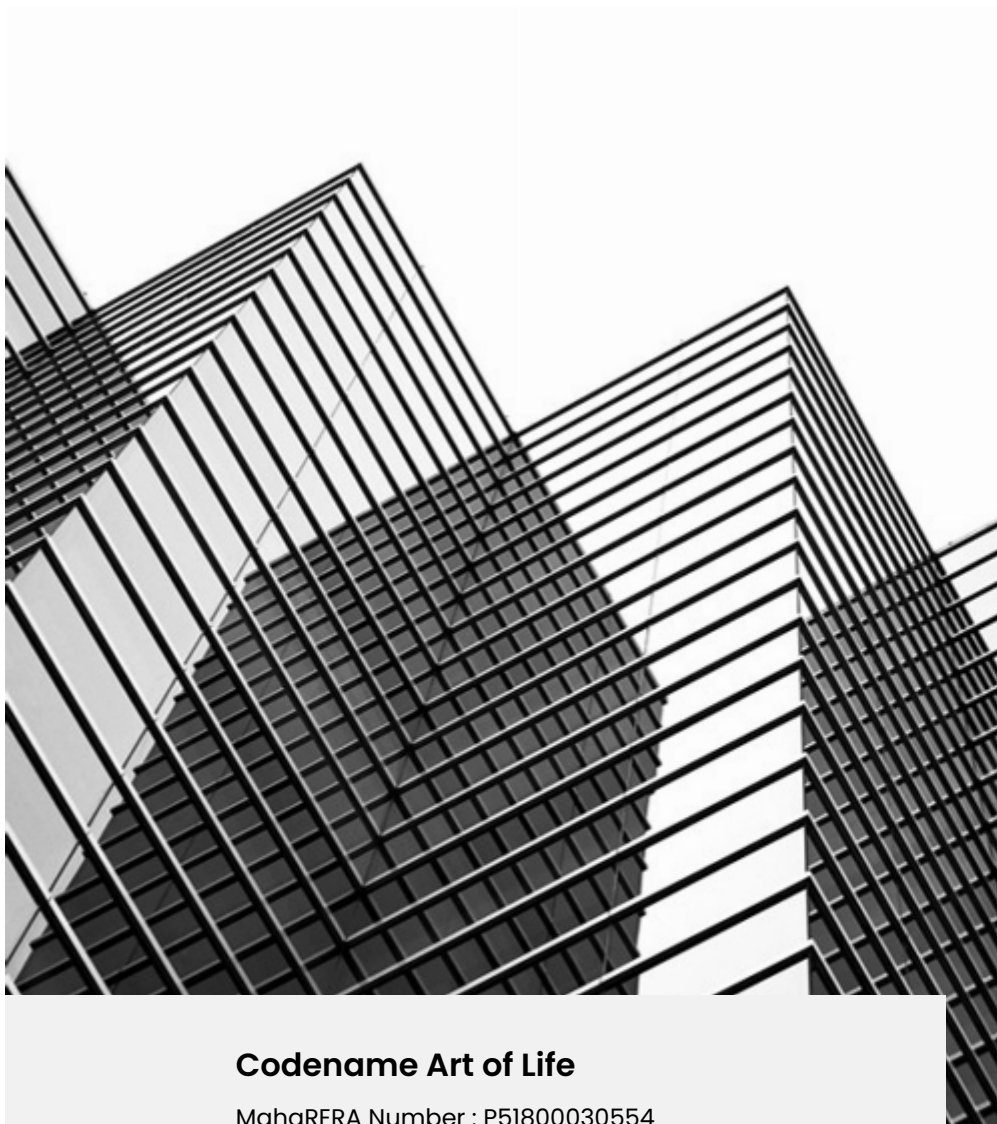


propscience.com

# PROP REPORT



**Codename Art of Life**

MahaRERA Number : P51800030554



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 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

### 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

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

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

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## BUILDING LAYOUT

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

Arteza Wing C	2	10	4	2 BHK	40
Arteza 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 nallas /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

<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>	Luster Finish Paint,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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2 BHK	INR 41791	INR 28167134	INR 28167134 to 28793999
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**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>	25:25:25:25
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES Bank

### 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 Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	73
<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	83
<b>People</b>	55
<b>Amenities</b>	56
<b>Building</b>	63
<b>Layout</b>	53

<b>Interiors</b>	73
<b>Pricing</b>	50
<b>Total</b>	<b>67/100</b>

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