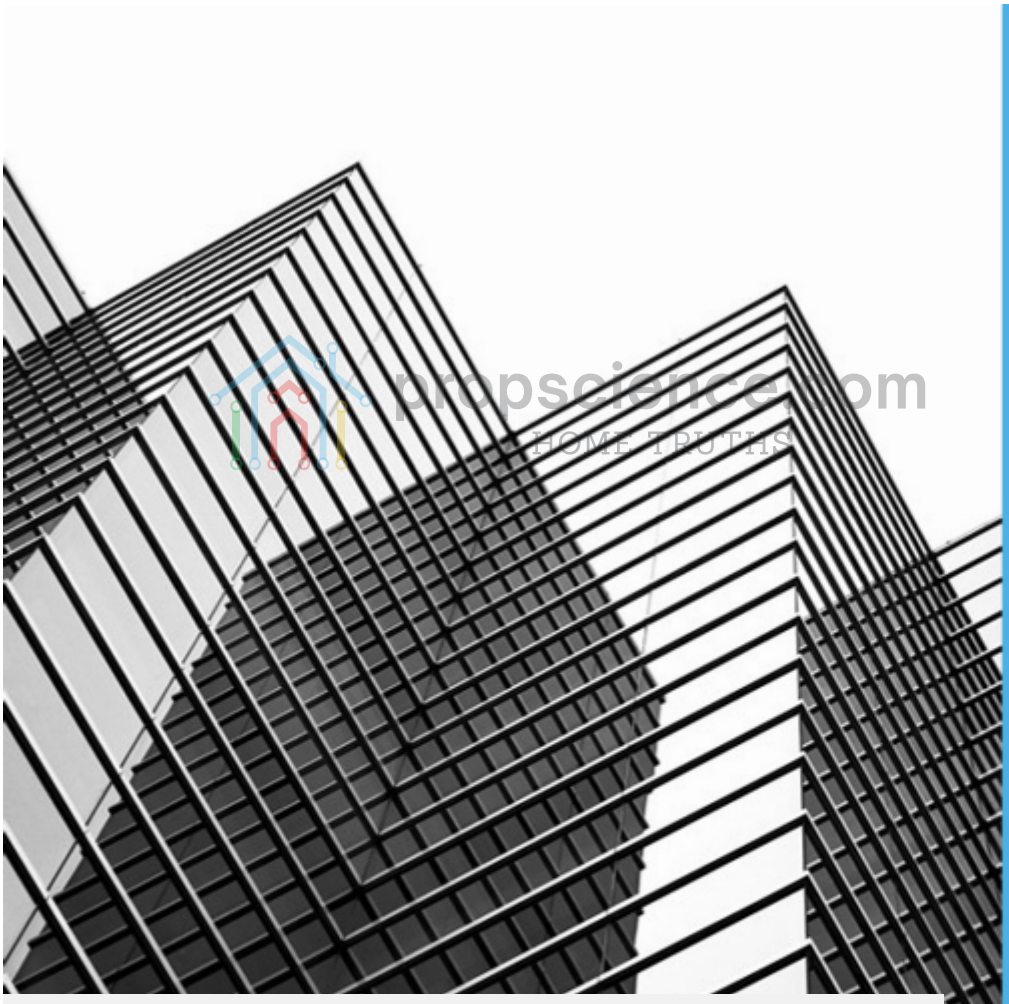
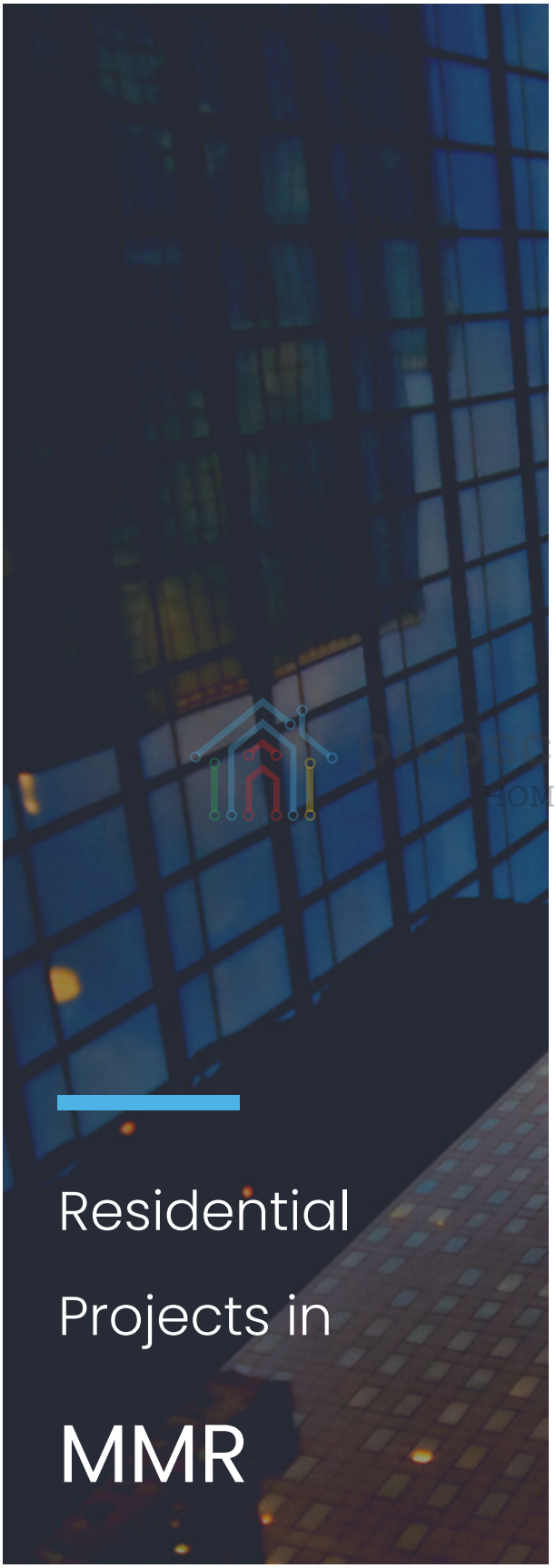
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PROP REPORT



Raj Akshay

MahaRERA Number : P51700019990



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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HOME TRUTHS

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 119 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.4 Km**
- Kashimira Bus Stop **300 Mtrs**
- Miraroad Railway Station **3.9 Km**
- Western Express Highway **350 Mtrs**
- Bhaktivedanta Hospital **1.9 Km**
- U.S. Ostwal English Academy **1.8 Km**
- Thakur Mall **2.0 Km**
- Big Bazaar **2.0 Km**

LAND & APPROVALS

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

RAJ AKSHAY

BUILDER & CONSULTANTS

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Raj Realty is a real estate development company founded in 2005-06 that has grown rapidly with over 25 projects completed in the western suburbs of Mumbai and beyond, having successfully completed over a dozen projects in this belt. The most important fact is that projects were completed on time and without compromising quality to ensure that the buyers are always satisfied with the service. One of the missions is to excel in project execution and achieve the highest standards in terms of punctuality, quality and safety.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RAJ AKSHAY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	10283 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium
Leisure	Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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RAJ AKSHAY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

A Wing	2	21	4	1 BHK,2 BHK	84
B Wing	2	21	4	1 BHK,2 BHK	84
C Wing	2	21	6	1 BHK,2 BHK	126

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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HOME TRUTHS

RAJ AKSHAY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	358 - 390 sqft
2 BHK	564 sqft

1 BHK	358 - 390 sqft
2 BHK	564 sqft
1 BHK	380 sqft
2 BHK	552 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,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 13880	INR 4969040	INR 4969040 to 5413200
2 BHK	INR 13880	INR 7661760	INR 7661760 to 7828320

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

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GST	Stamp Duty	Registration
5%	6%	INR 35000
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	Time Linked Payment

Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,IndusInd Bank,Kotak Bank,SBI Bank

Transaction History

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

RAJ AKSHAY

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.

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Category	Score
Place	63
Connectivity	73
Infrastructure	100
Local Environment	90
Land & Approvals	50

Project	70
People	46
Amenities	62
Building	65
Layout	45
Interiors	73
Pricing	30
Total	**64/100**

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HOME TRUTHS

RAJ AKSHAY

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