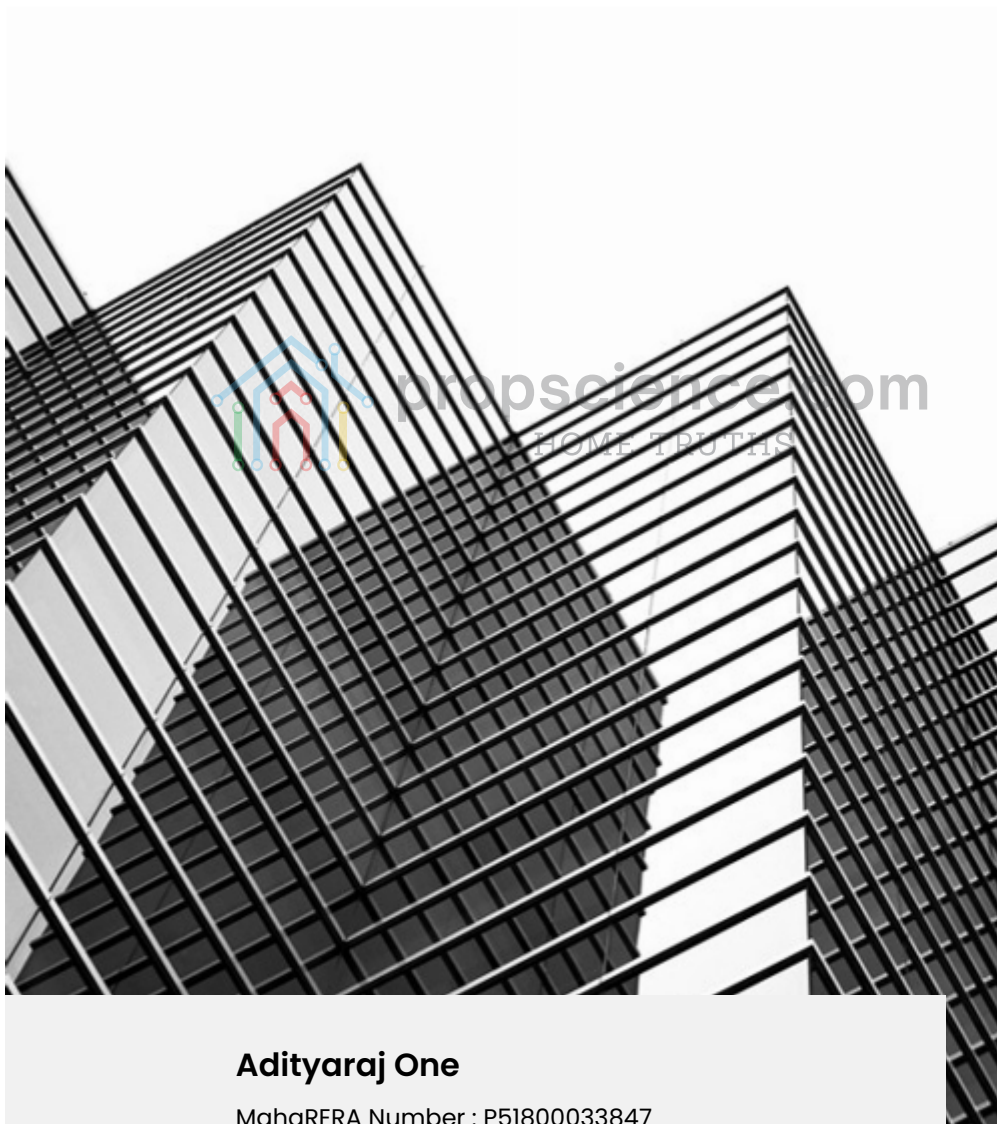


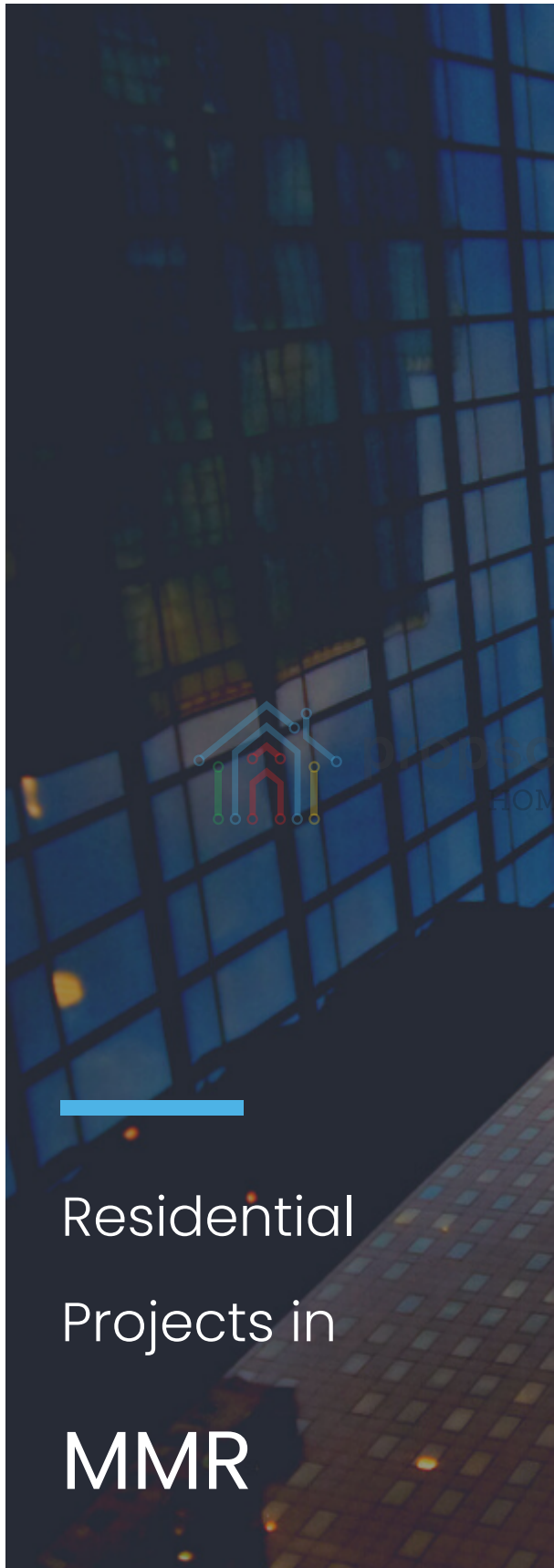
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PROP REPORT



Adityaraj One

MahaRERA Number : P51800033847



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.

LOCATION

The project is in Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

| Post Office | Police Station | Municipal Ward |
|-----------------|-------------------------|----------------|
| Kannamwar Nagar | Vikhroli Police Station | Ward S |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 113 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.9 Km**
- Vikas College Bus Stop **1.4 Km**
- Vikhroli Railway Station **750 Mtrs**
- Vikhroli Flyover **200 Mtrs**
- Shushrusha Hospital **750 Mtrs**
- Abhay International School **1.3 Km**
- R City Mall **5.7 Km**
- Pravin's Mart **700 Mtrs**

LAND & APPROVALS

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

ADITYARAJ ONE

BUILDER & CONSULTANTS

Adhiraj Constructions is committed to creating vibrant, self-sustaining spaces that make buyers proud and improve their lifestyles. The company has successfully developed a code of conduct that uses intelligence and technology to build houses and towns of increasing personal and financial value. It is known for providing high-quality residences. As a team, they have created an urban housing development project to understand the needs of homeowners in crowded cities. It is the first real estate brand in India to build the prestigious residential revolving building and the tallest tower (55 floors) in Navi Mumbai.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

ADITYARAJ ONE

PROJECT & AMENITIES

| Time Line | Size | Typography |
|---------------------------------|--------|-------------|
| Completed on 31st January, 2026 | 1 Acre | 1 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens |

ADITYARAJ ONE

BUILDING LAYOUT

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

| | | | | | |
|-----------------------|---|----|---|-------------|----|
| Adityaraj One | 4 | 22 | 2 | 1 BHK,2 BHK | 44 |
| First Habitable Floor | | | | 2ndFloor | |

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

ADITYARAJ ONE



propscience.com
HOME TRUTHS

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 432 - 486 sqft |
| 2 BHK | 610 - 643 sqft |

| | |
|-------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Road View / No View |

| | |
|---|--|
| Flooring | Marble Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |
| Finishing | NA |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | NA |


ADITYARAJ ONE

COMMERCIALS  propscience.com
HOME TRUTHS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | -- | -- | INR 8639000 to 9720000 |
| 2 BHK | -- | -- | INR 12200000 to 12900000 |

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

| | | |
|-------------------|------------------------|----------------------|
| 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 | Construction Linked Payment |
| Bank Approved Loans |  Axis Bank, Bank of India, DHFL Bank, HDFC Bank, ICICI Bank, IDBI Bank, IIFL Bank, Kotak Bank, SBI Bank |

Transaction History

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

ADITYARAJ ONE

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 | 72 |
| Local Environment | 70 |
| Land & Approvals | 44 |
|  Project | 69 |
| People | 56 |
| Amenities | 48 |
| Building | 67 |
| Layout | 45 |
| Interiors | 55 |
| Pricing | 40 |

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HOME TRUTHS

Total

58/100

ADITYARAJ ONE

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