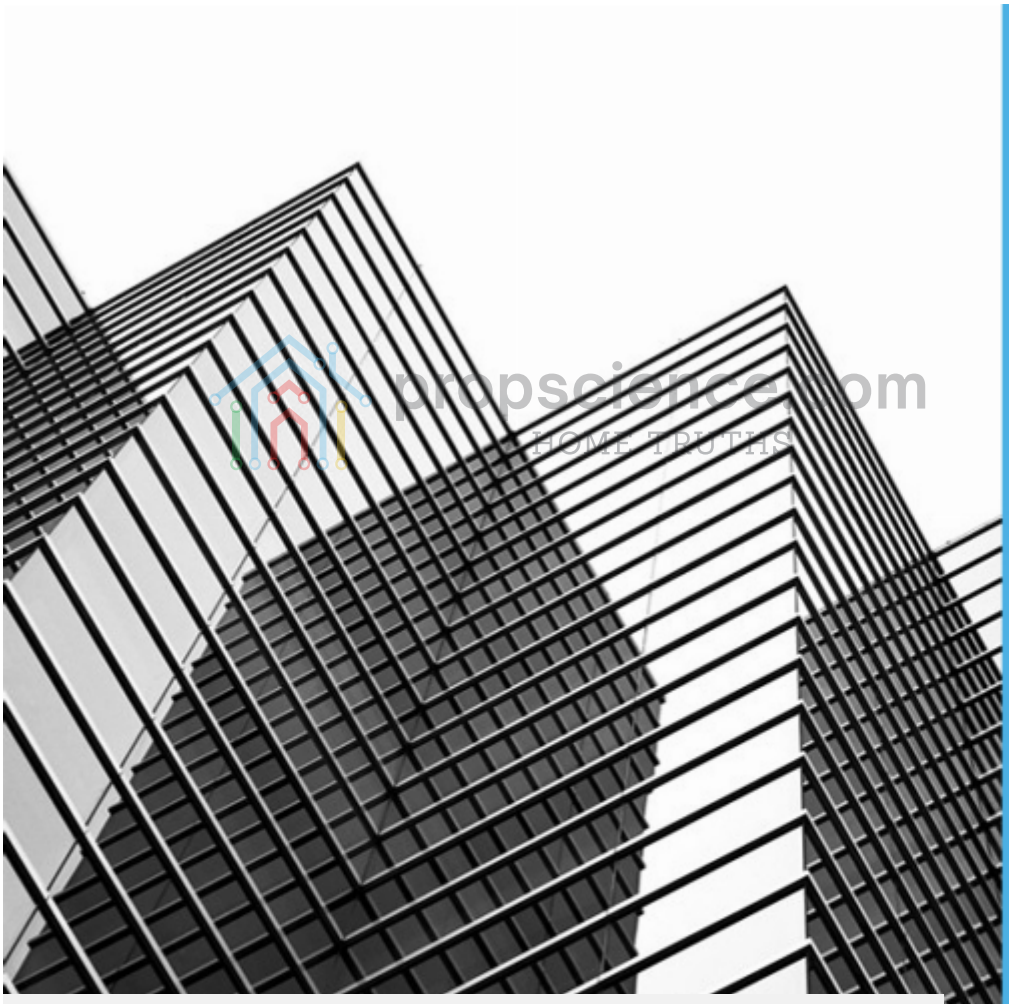
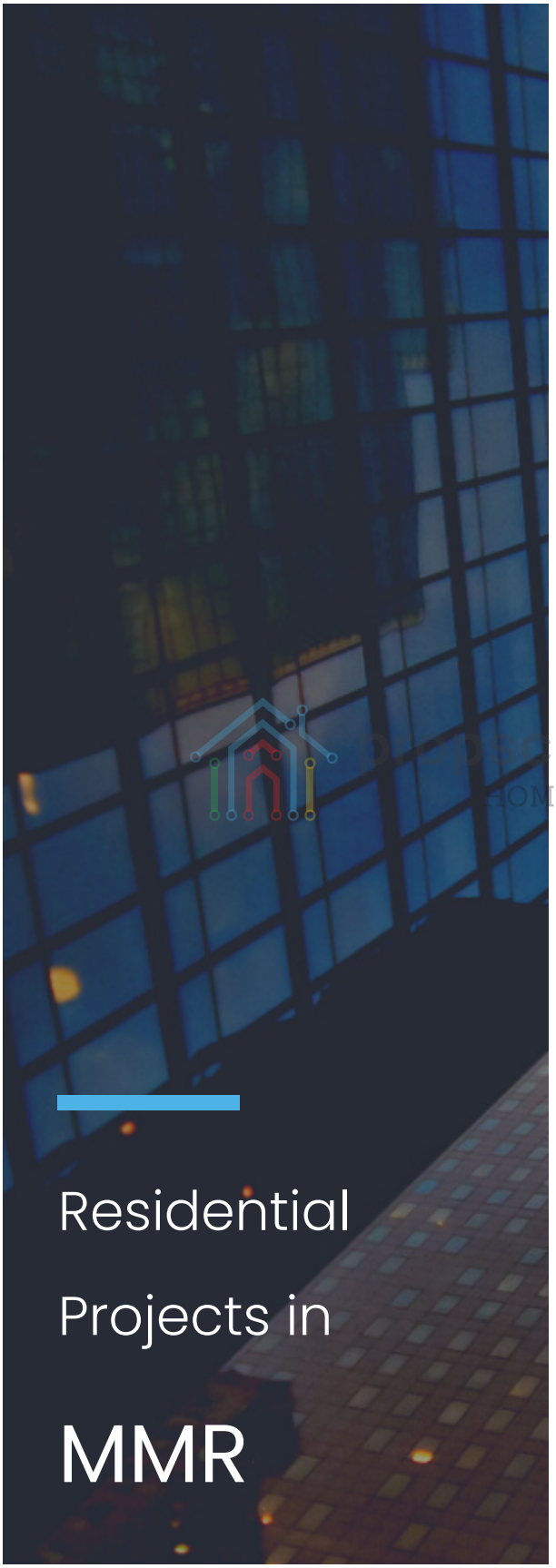
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PROP REPORT



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.

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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

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HOME TRUTHS

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

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BUILDER & CONSULTANTS

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HOME TRUTHS

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

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REALTRUTHS

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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

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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

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COMMERCIALS

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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

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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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Total	**58/100**

ADITYARAJ ONE

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