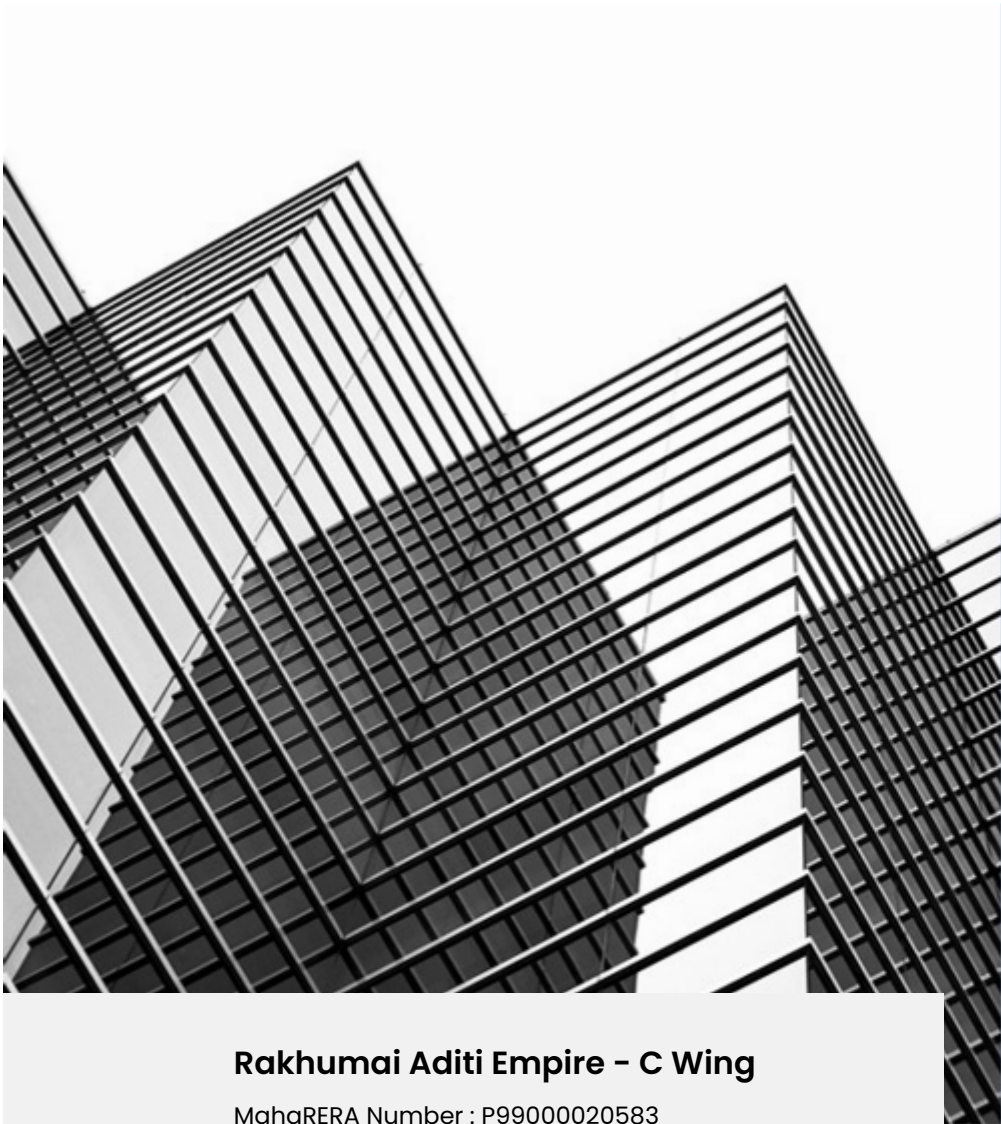


# PROP REPORT



**Rakhumai Aditi Empire – C Wing**

MahaRERA Number : P99000020583



## 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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Vasai Railway Station **2.7 Km**
- Cardinal Gracious Memorial Hospital **1 Km**
- Canossa Convent School **0.57 Km**
- Kini Arcade **1 Km**

## LAND & APPROVALS

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

RAKHUMAI ADITI EMPIRE –  
C WING

## BUILDER & CONSULTANTS

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

RAKHUMAI ADITI EMPIRE –  
C WING

## PROJECT & AMENITIES

| Time Line          | Size       | Typography   |
|--------------------|------------|--------------|
| 2021 Ready to move | 0.558 Acre | 1 BHK,Studio |

### Project Amenities

|                        |                                                        |
|------------------------|--------------------------------------------------------|
| Sports                 | NA                                                     |
| Leisure                | NA                                                     |
| Business & Hospitality | NA                                                     |
| Eco Friendly Features  | Rain Water Harvesting,Landscaped Gardens,Water Storage |

RAKHUMAI ADITI EMPIRE –  
C WING

# BUILDING LAYOUT

| Tower Name             | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Aditi Empire<br>C Wing | 0               | 5            | 2               | 1 BHK          | 10             |
| Aditi Empire<br>C Wing | 0               | 5            | 2               | Studio         | 10             |
| First Habitable Floor  |                 |              |                 | 1st            |                |

## Services & Safety

- **Security** : NA

- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

|                                   |  |
|-----------------------------------|--|
| RAKHUMAI ADITI EMPIRE –<br>C WING |  |
|-----------------------------------|--|

## FLAT INTERIORS

| Configuration                | RERA Carpet Range                  |
|------------------------------|------------------------------------|
| 1 BHK                        | 335 sqft                           |
| Studio                       | 258 sqft                           |
| Floor To Ceiling Height      | NA                                 |
| Views Available              | NA                                 |
| Flooring                     | Vitrified Tiles,Anti Skid Tiles    |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |

|              |                 |
|--------------|-----------------|
| Finishing    | NA              |
| HVAC Service | NA              |
| Technology   | NA              |
| White Goods  | Modular Kitchen |

RAKHUMAI ADITI EMPIRE –  
C WING

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| Studio        | --            | --              | INR 1800000 |
| 1 BHK         | --            | --              | INR 2300000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 0%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |

|    |       |       |
|----|-------|-------|
| NA | INR 0 | INR 0 |
|----|-------|-------|

|                            |                                                               |
|----------------------------|---------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA                                                            |
| <b>Bank Approved Loans</b> | DHFL Bank,HDFC Bank,Kotak Bank,SBI Bank                       |

### Transaction History

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

RAKHUMAI ADITI EMPIRE –  
C WING

## 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 |
|----------|-------|
|----------|-------|

|                             |               |
|-----------------------------|---------------|
| <b>Place</b>                | 55            |
| <b>Connectivity</b>         | 33            |
| <b>Infrastructure</b>       | 66            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 65            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 36            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 45            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>44/100</b> |

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