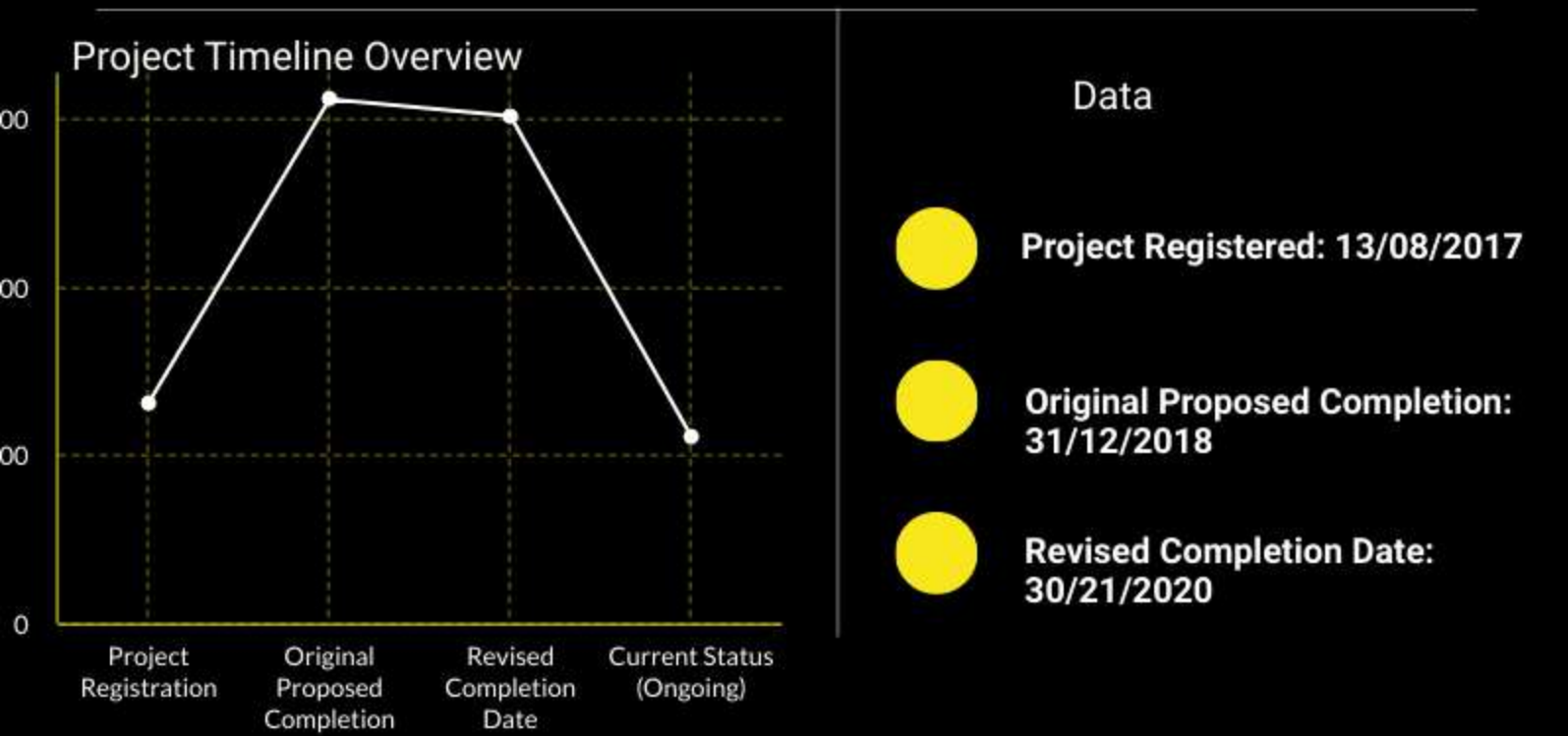

Vardhman Empire

Project
Analysis
Report





Land and Building Details

1750.6 sq. meters of approved land

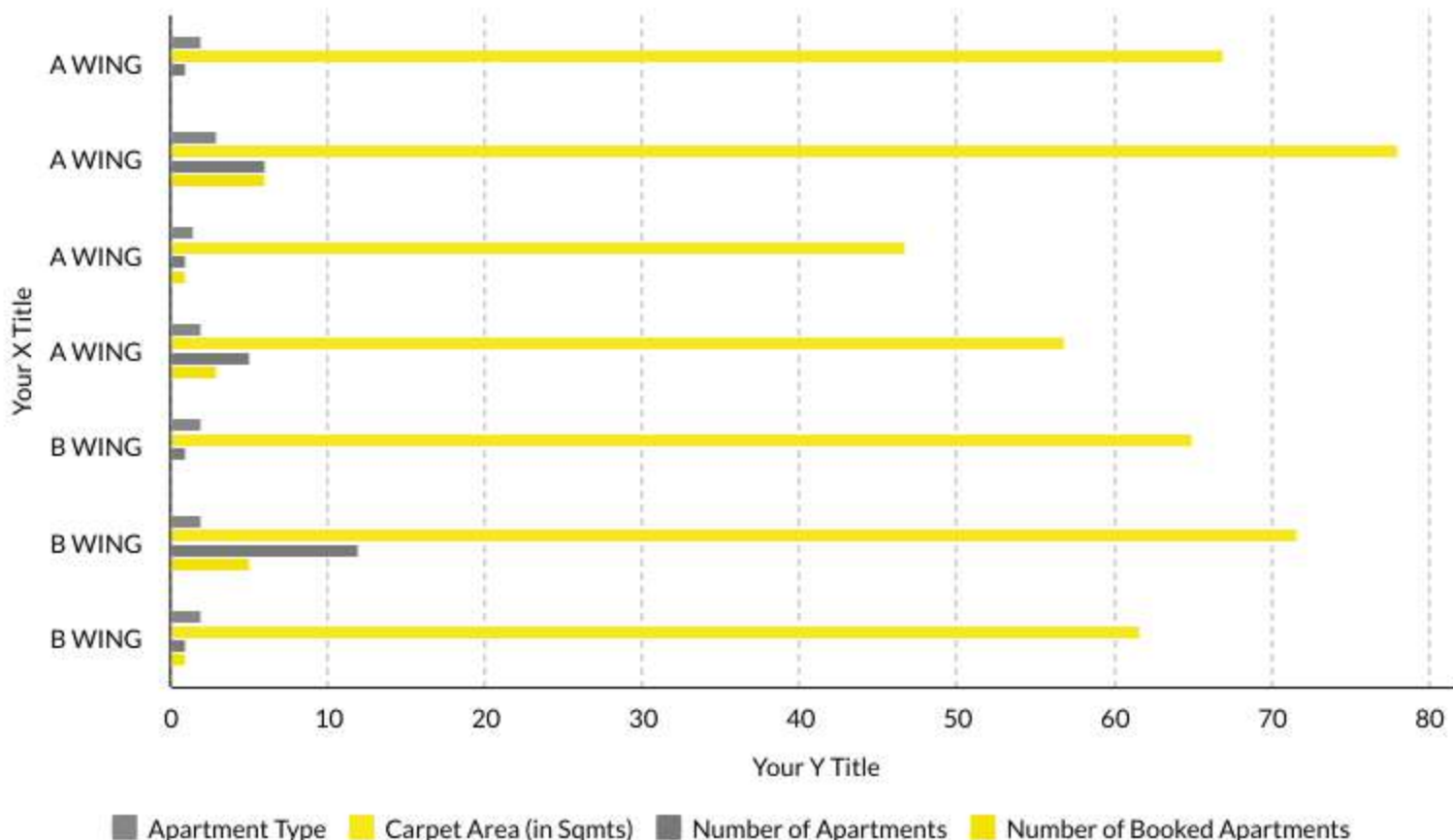
A Wing: 10 floors, 1.5-3BHK Apartments

B Wing: 11 floors, 2BHK Apartments

No active litigation against the project

No additional investors outside the primary promoter

Apartment Distribution



Promoter and Compliance

The promoter of this project is Vardhaman Developers Ltd.

There are no significant past legal or financial encumbrance issues reported indicating clear ownership and promoter compliance

As the project is public authority affiliated it includes relevant declarations, such as legal titles and commitment to execution

Complaints were lodged about the project in the past, but they have been resolved with the appropriate orders

There are no other significant litigation against the project

Residential/ Group Housing

Unit survey No. 138 & 135

A wing- 10 floors

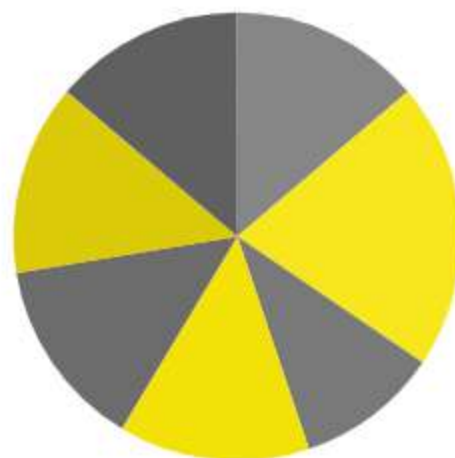
B wing- 11 floors

Status- Ongoing

Located: Orlem,
Mumbai Suburban,
Borivalli

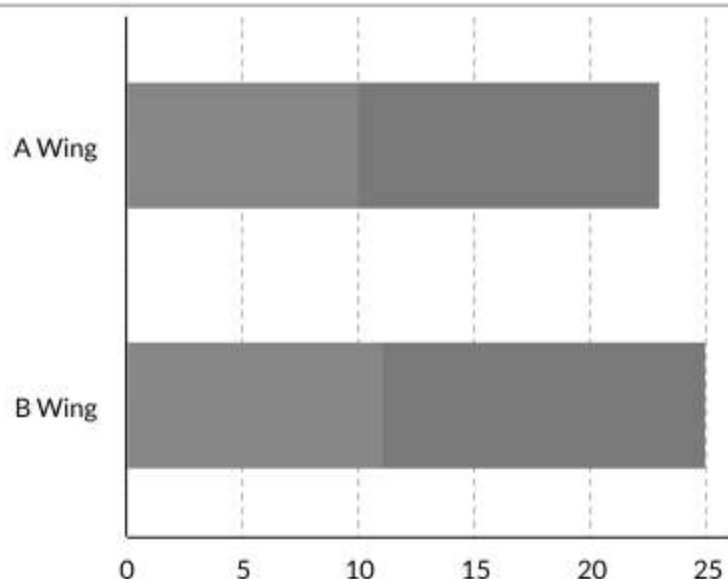
Mid-to-high end
residential development

Booked vs Available Units



■ A WING (13.79%) ■ A WING (20.69%)
 ■ A WING (10.34%) ■ A WING (13.79%)
 ■ B WING (13.79%) ■ B WING (13.79%)
 ■ B WING (13.79%)

Floor- wise Building



■ Number of Floors (Incl. Basement/Stilt/Podium)
 ■ Habitable Floors ■ Apartments/Units

Area Allocation



■ Total Land Area (50.01%) ■ Residential Units (34.28%)
 ■ Recreational Open Space (5.71%)
 ■ Common Areas (lobbies, etc.) (4.28%) ■ Parking (4.28%)
 ■ Miscellaneous (1.43%)

Project Summary

The Vardhman Empire project is a residential/group housing project located in Borivali, Maharashtra. The project was originally proposed for completion on 31st December 2018, but was later revised to 30th December 2020

The project covers a total land area of 1,750.6 sq. meters. There are 2 main building wings, A & B with a mix of 1.5BHK, 2BHK and 3BHK units. The developmental facilities include recreational facilities, open spaces and allocated parking spaces. Vardhman Developers Ltd., acting as the main promoter, is heading the project and it is affiliated with the new Empire Co-op Housing Society Ltd.

The project is still undergoing construction and the essential documentation such as building plan approvals, financial documents and professional details have obtained the necessary permissions. There are no pending litigations or major reservations affecting the project