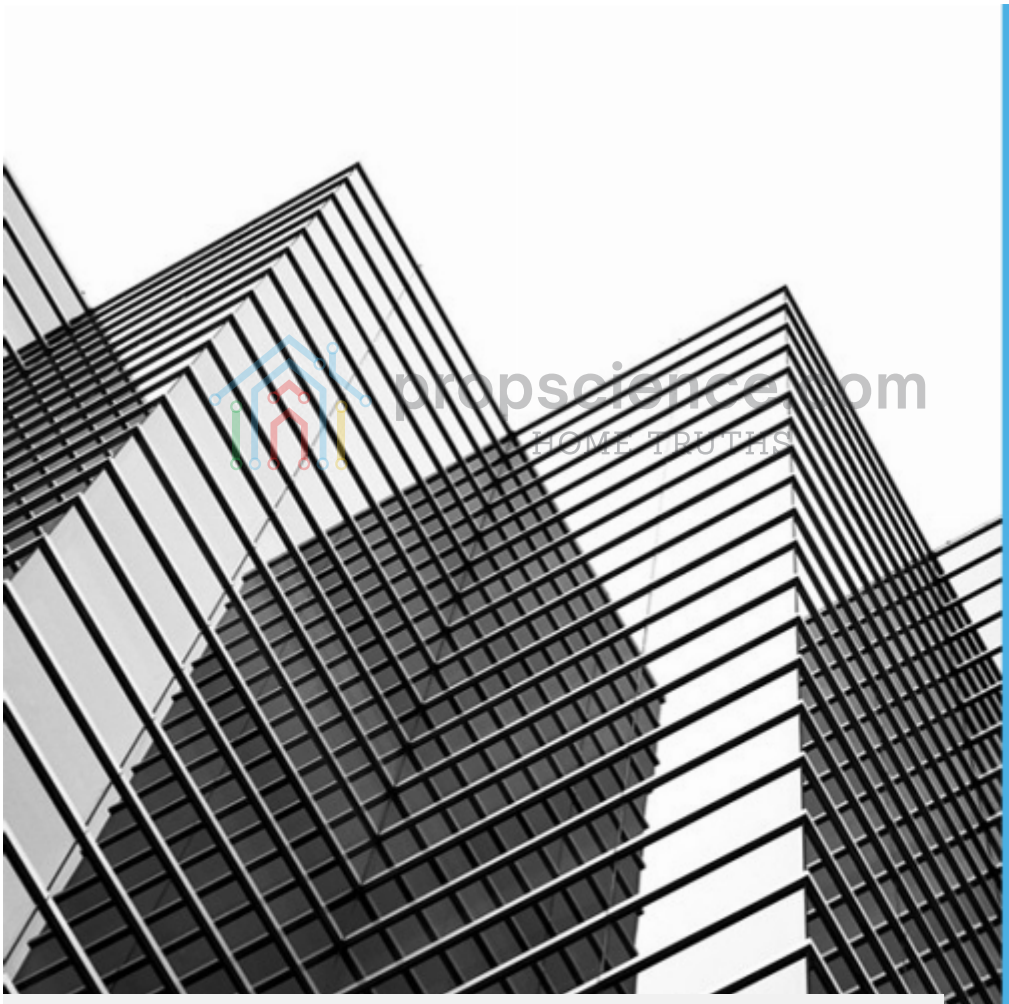
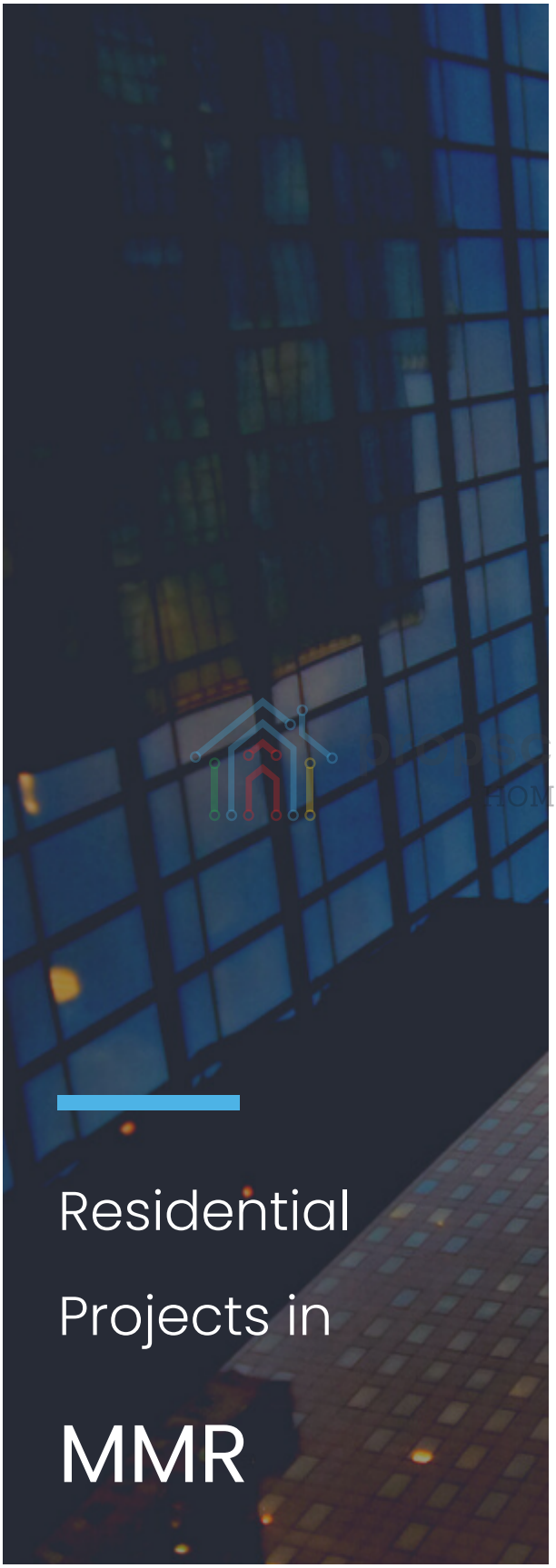
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PROP REPORT



Arista

MahaRERA Number : P51800003375



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar Iii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

- Goregaon Railway Station **1.5 Km**
- Goel Hospital **6.9 Km**
- Universal English High School **550 Mtrs**
- Infiniti Mall Malad **5.6 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
1970 Ready to move	2.5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area

Leisure	Amphitheatre
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

ARISTA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	4	17	7	2 BHK,3 BHK	119
B Wing	4	17	7	2 BHK,3 BHK	119
C Wing	4	42	7	2 BHK,3 BHK	294

First Habitable Floor	NA

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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	820 - 862 sqft
3 BHK	1128 sqft
2 BHK	820 - 862 sqft
3 BHK	1128 sqft
2 BHK	820 - 862 sqft
3 BHK	1128 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27439.02	--	INR 22500000 to 25000000

3 BHK	INR 28368.79	--	INR 32000000

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

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Transaction History

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

ARISTA

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	55
Connectivity	48
Infrastructure	38
Local Environment	30
Land & Approvals	44
Project	70
People	30
Amenities	30
Building	53
Layout	50

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Interiors	30
Pricing	30
Total	**42/100**

ARISTA

Disclaimer

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