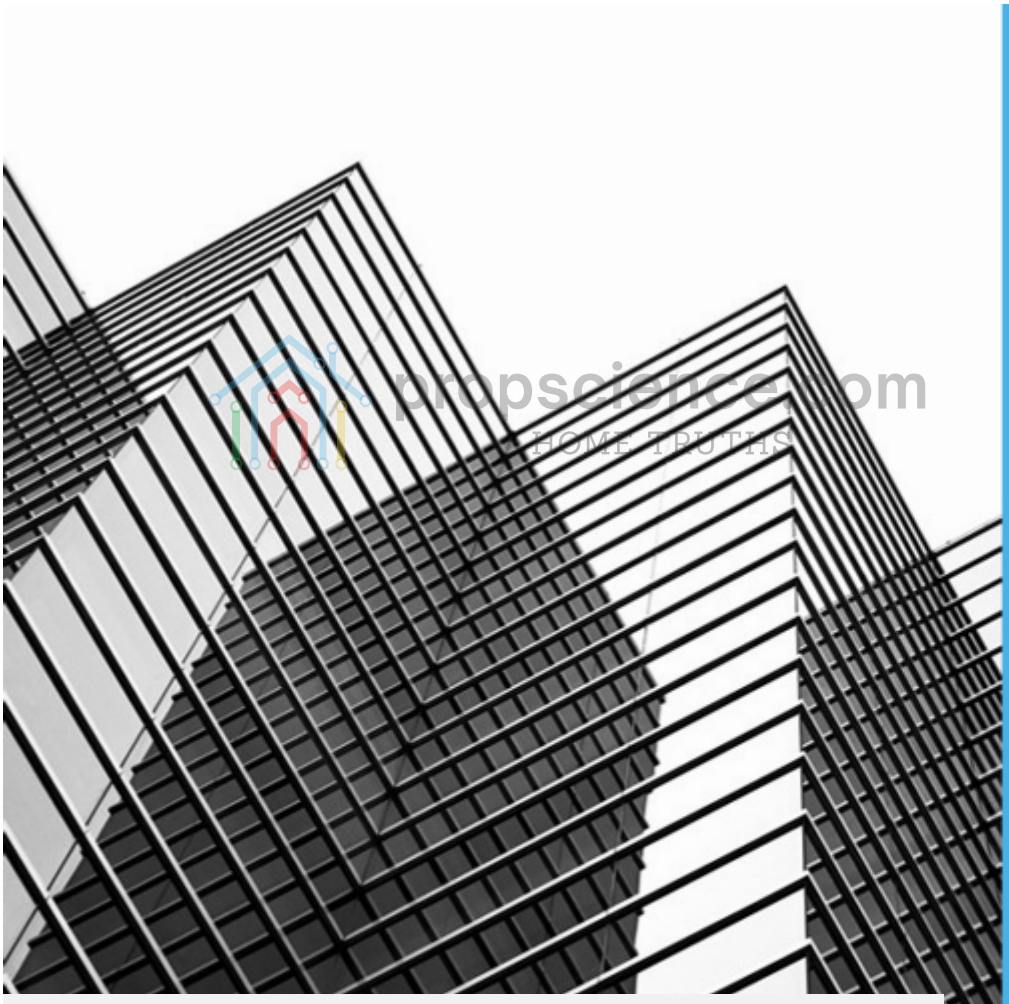
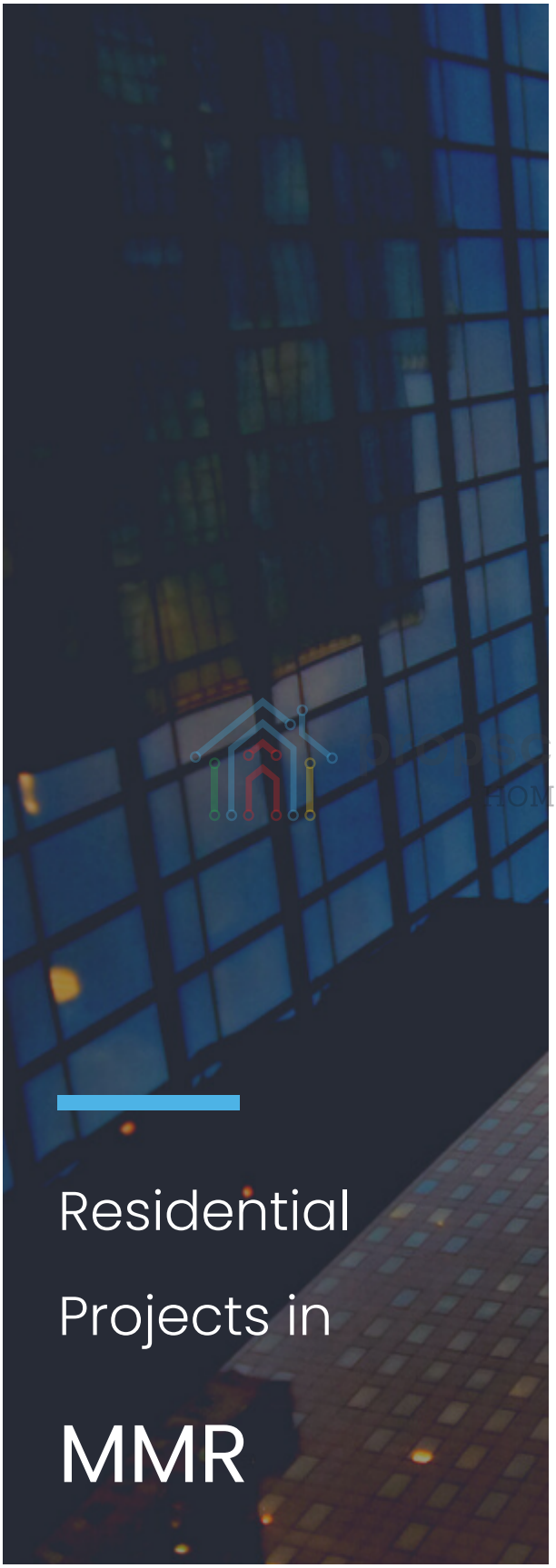
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PROP REPORT



Integrated Arya

MahaRERA Number : P51800004521



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Ghatkopar West	Ghatkopar Police Station	Ward N

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 42 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.1 Km**
- Narayan Nagar Bus Stop **550 Mtrs**
- Jagruti Nagar Metro Station **1.0 Km**
- VidyaVihar Railway Station **2.4 Km**
- Andheri Ghatkopar Link Road **2.0 Km**
- Zynova Shalby Hospital **1.5 Km**
- Holy Cross High School **1.4 Km**
- Phoenix Market City **1.5 Km**
- D Mart **1.9 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

INTEGRATED ARYA

BUILDER & CONSULTANTS

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Over three and half decades, Integrated Spaces has been Top Real Estate Companies in Mumbai. Integrated Life Spaces started in the year 2008 and has been in the real estate business ever since.The team is lead by Mr. Kanti Savla along with Mr. Nishit Savla as chairman and director respectively. Every Integrated project is built to be a worthy 'life space' for its occupants and creates a richer and fulfilling lifestyle. They have delivered over 1 millions square feet across varied categories of development spectrum including SRA rehabilitation, rehabilitation of Tenants, and redevelopment of Housing societies; further across varying types of constructs including residential buildings, commercial hubs and hybrid structure.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	1 Acre	1 BHK,2 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Charging Ports - Electrical Cars

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INTEGRATED ARYA

BUILDING LAYOUT

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

Integrated Arya-Wing A	2	8	4	1 BHK,2 BHK	32
Integrated Arya-Wing B	2	8	4	1 BHK,2 BHK	32
Integrated Arya-Wing C	2	8	4	1 BHK,2 BHK	32
Integrated Arya-Wing D	2	8	4	1 BHK,2 BHK	32
Integrated Arya-Wing E	2	8	4	1 BHK,2 BHK	32
Integrated Arya-Wing F	2	8	4	1 BHK,2 BHK	32

First Habitable Floor	1st Floor

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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	443 - 470 sqft
2 BHK	615 sqft
1 BHK	443 - 470 sqft
2 BHK	615 sqft
1 BHK	443 - 470 sqft
2 BHK	615 sqft
1 BHK	443 - 470 sqft
2 BHK	615 sqft
1 BHK	443 - 470 sqft
2 BHK	615 sqft
1 BHK	443 - 470 sqft

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2 BHK	615 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Concealed copper wiring
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled
White Goods	Chimney & Hob,Water Purifier,Refrigerator

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	INR 22000	INR 9746000	INR 10839200 to 11498000
2 BHK	INR 22000	INR 13530000	INR 15036000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 200 Psf

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

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	83
Infrastructure	92
Local Environment	80
Land & Approvals	64
Project	74
People	39
Amenities	36

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Building	67
Layout	55
Interiors	53
Pricing	50
Total	**62/100**

INTEGRATED ARYA

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