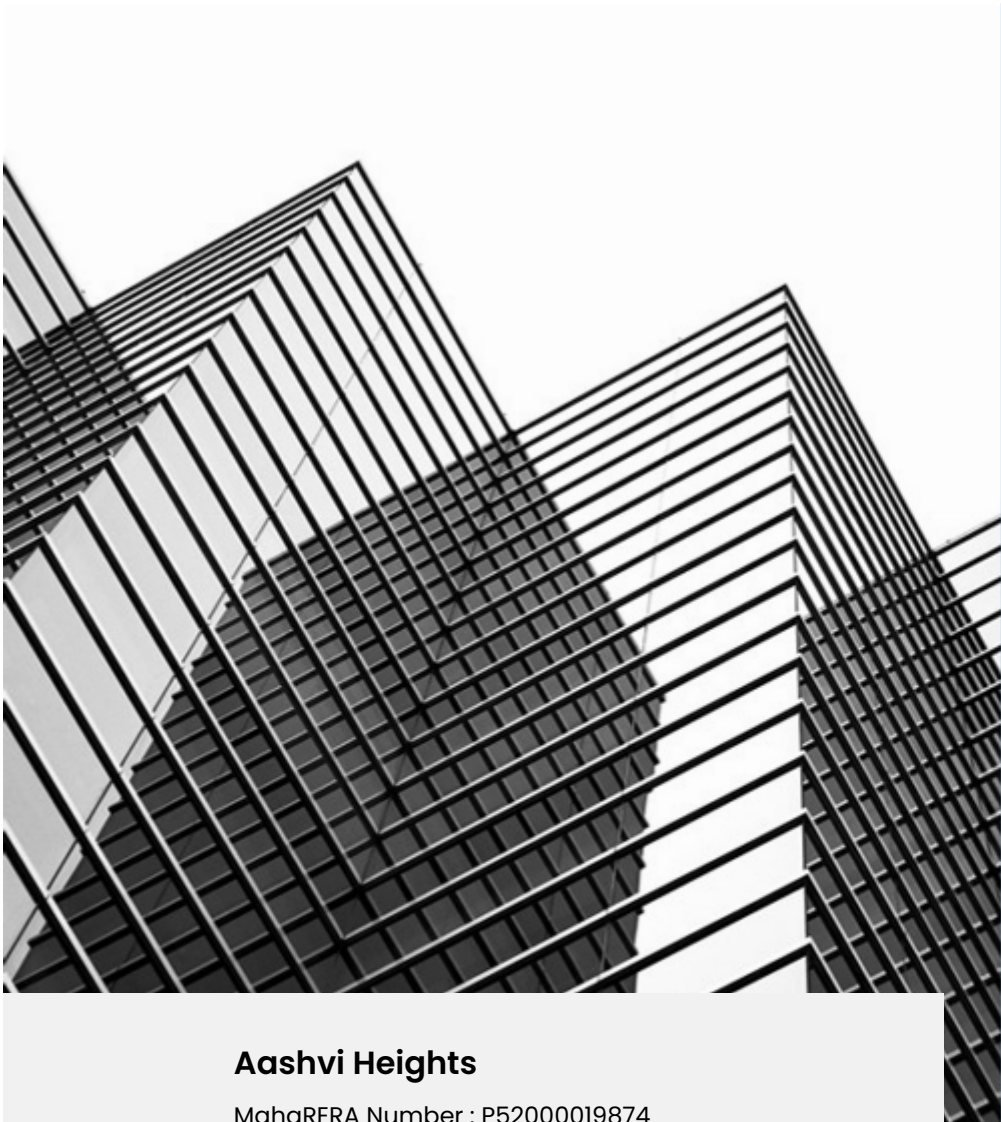


propscience.com

# PROP REPORT



**Aashvi Heights**

MahaRERA Number : P52000019874



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
Jci Kamothe	Kamothe Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **35.8 Km**
- Khandeshwar NMMT Bus Stop **900 Mtrs**
- Khandeshwar Railway Station **1.4 Km**
- Express way **1.5 Km**
- Matoshree Multispeciality Hospital **160 Mtrs**
- Shankarrao Chavan Vidya English Medium School And Junior College **44 Mtrs**
- Orion Mall **4.3 Km**
- Reliance Smart **800 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	3	1

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AASHVI HEIGHTS

## BUILDER & CONSULTANTS

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Quality construction is the foundation of Qualcon. Simple and minimalistic process is the motto of Qualcon. With years of experience we have gained experience in churning dreams to reality by providing affordable homes which are not only superior in quality but also provide a holistic living experience. Qualcon not only provides budget homes but also takes care that the process that begins with booking of home to getting the possession of home is hassle free and smooth.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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AASHVI HEIGHTS

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2020

849.65 Sqmt

1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

AASHVI HEIGHTS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aashvi Heights	1	7	6	1 BHK,2 BHK,Studio	42
<b>First Habitable Floor</b>				1st floor	

## Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

## AASHVI HEIGHTS

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	382 - 399 sqft
2 BHK	414 sqft
Studio	342 - 360 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
<b>Finishing</b>	Luster Finish Paint
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

AASHVI HEIGHTS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 5300000 to 5600000
1 BHK	--	--	INR 6000000 to 6200000
2 BHK	--	--	INR 8200000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank,YES Bank

### Transaction History

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

AASHVI HEIGHTS

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	83
<b>Infrastructure</b>	78
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	42
<b>Project</b>	59
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	77
<b>Layout</b>	45
<b>Interiors</b>	48
<b>Pricing</b>	40

**Total**

**61/100**

AASHVI HEIGHTS

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