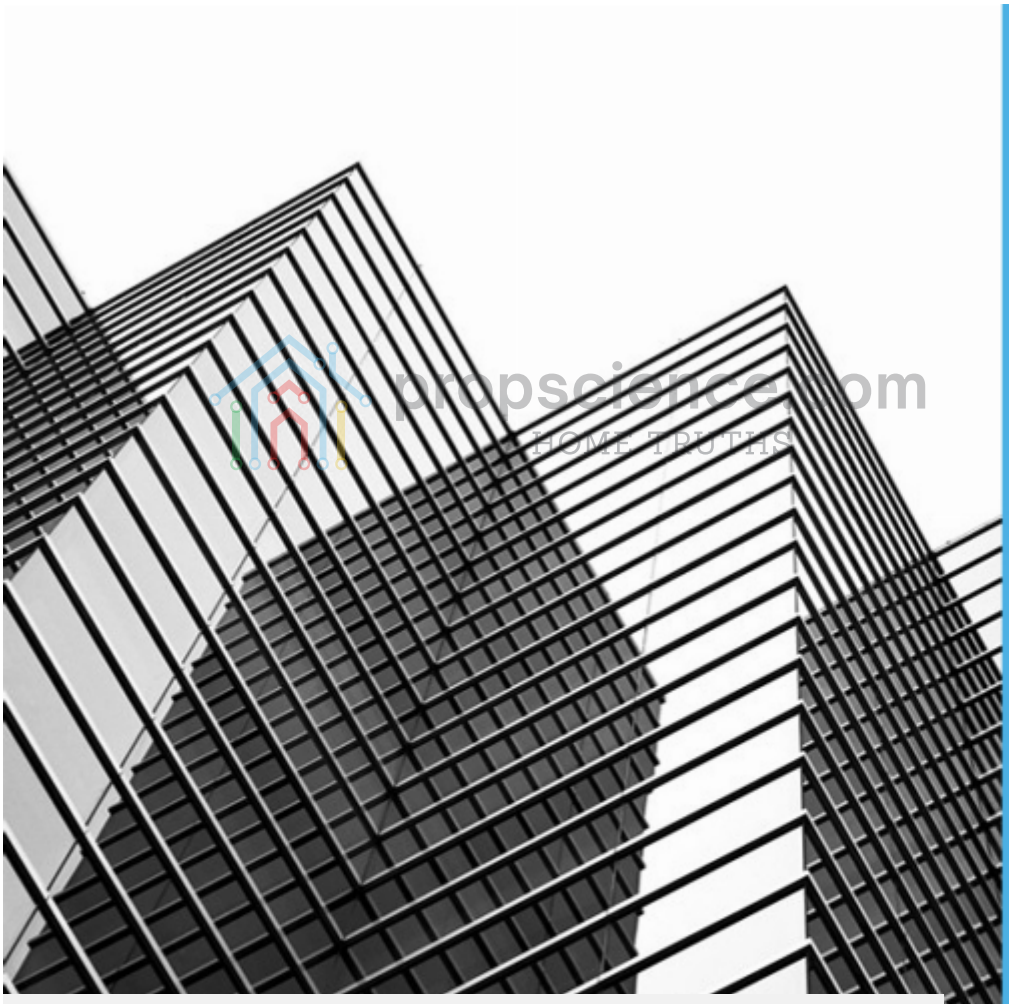
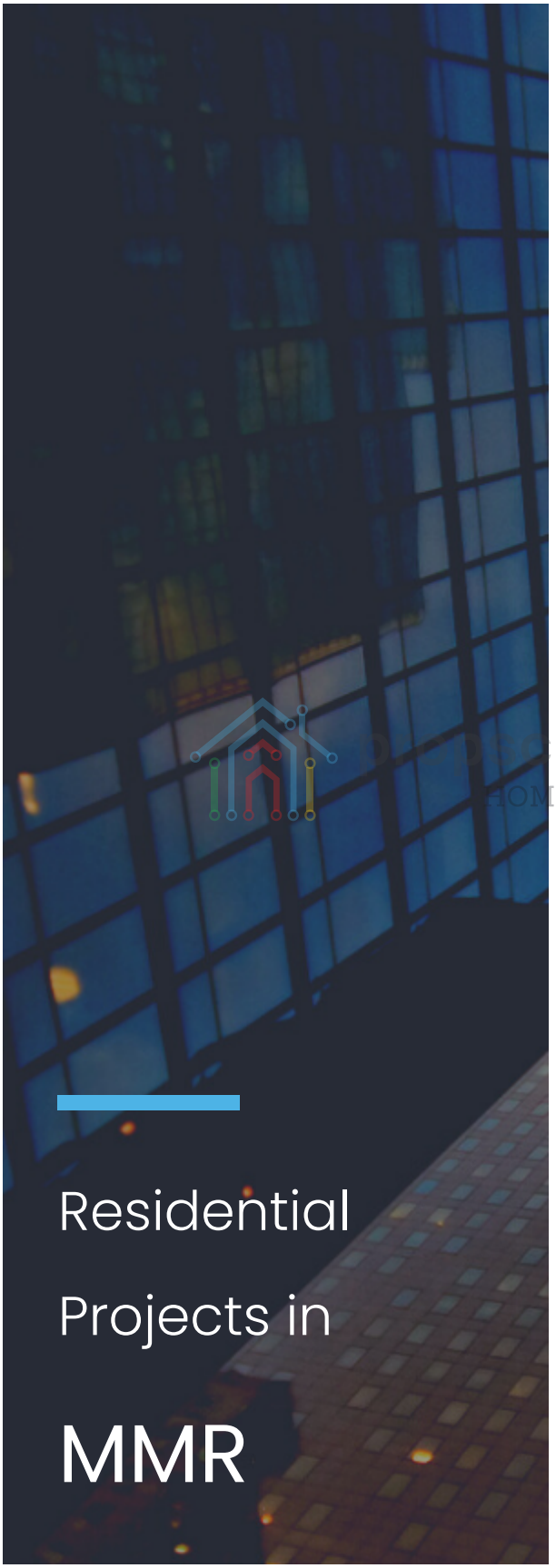
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PROP REPORT



Aurum

MahaRERA Number : P51700022870



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 Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane Bazar	NA	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 34 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport (BOM) **22 Km**
- Court naka bus stop **550 Mtrs**
- Thane railway station **1.5 Km**
- Eastern Express Highway **8.6 Km**
- C R Wadia Hospital **600 Mtrs**
- Thane Police School **19 Mtrs**
- Korum Mall **2.8 Km**
- Shalimar wholesale shop **290 Mtrs**

AURUM

LAND & APPROVALS

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

AURUM

BUILDER & CONSULTANTS

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The GHP Group, which was created by the late Shri Gopal Chandrabhan Sharma, continues to carry out his vision and turn it into reality. Powai's modernisation began in 1975 with Gopal Sharma's construction enterprise, which was then known as GHP Corp. After IIT, Prashant Apartments and the 13-story Bhawani Tower were the first contemporary buildings to rise in Powai. The GHP Group's 'Midas Touch' has not been limited to the construction industry, as evidenced by the fact that it has expanded into a variety of other fields. GHP is at its finest when it comes to satisfying ravenous taste buds, bringing pleasure and relaxation to fatigued brains, or toning up worked-up bodies.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	2183.50 Sqmt	2 BHK

Project Amenities

Sports	Gymnasium
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

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

Aurum	2	14	4	2 BHK	56

First Habitable Floor	1st floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	686.7 - 740.9 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 19618.03	--	INR 13320000 to 16150000

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

GST	Stamp Duty	Registration
1%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Bank of Baroda,Canara Bank,IIFL Bank,L& T Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital

Transaction History

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

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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	73
Connectivity	65
Infrastructure	100
Local Environment	100
Land & Approvals	44
Project	74
People	56
Amenities	36
Building	67
Layout	53
Interiors	63
Pricing	30
Total	**63/100**

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