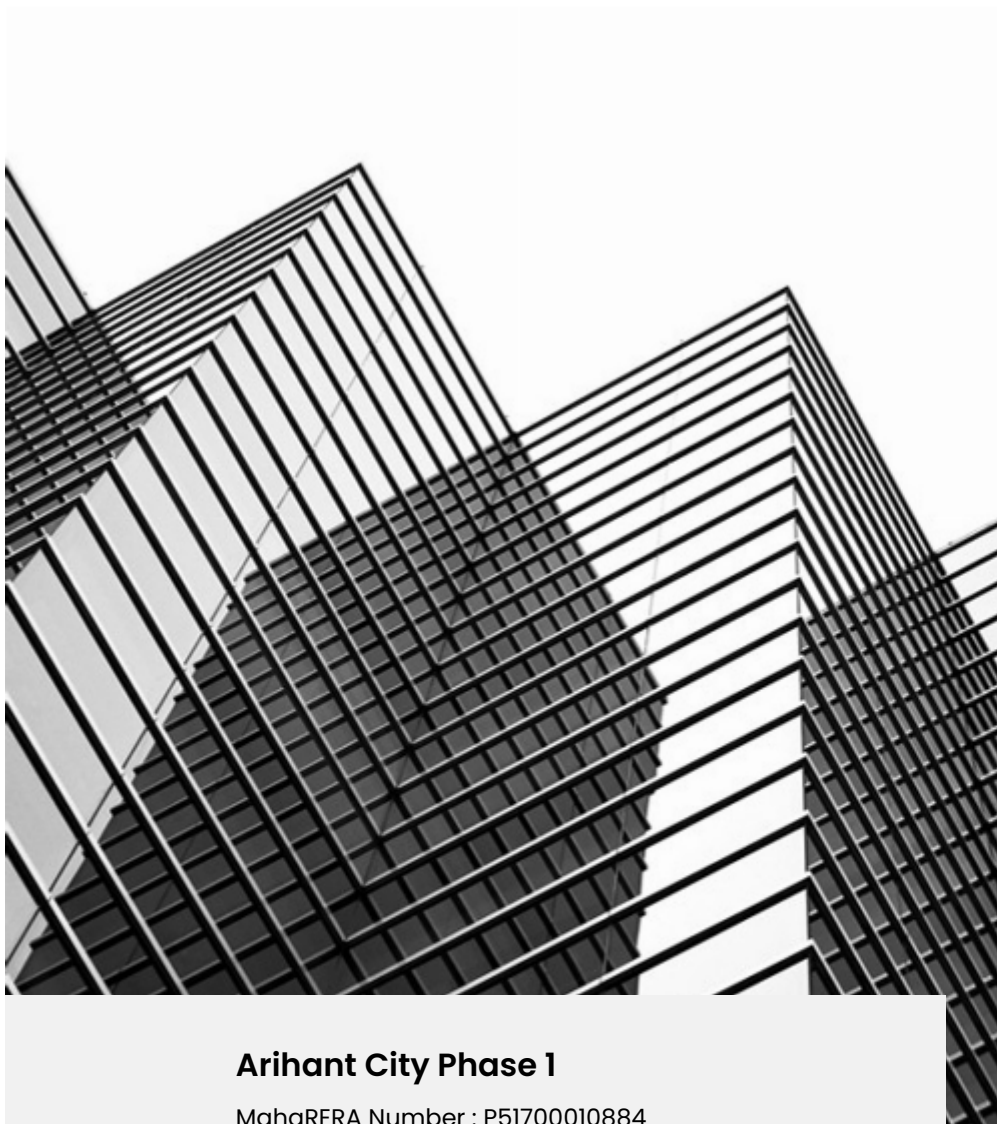


propscience.com

# PROP REPORT



**Arihant City Phase 1**

MahaRERA Number : P51700010884



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

The project is in Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Bhiwandi	Kalyan Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **33.9 Km**
- Kalyan Bus Stand **7.7 Km**
- Bhiwandi Railway Station Rd **7 Km**
- NH848, Bhadwad Gaon **1 Km**
- Bhiwandi Health Care Multi Speciality Hospital **1.3 Km**
- Swayam Siddhi College **300 Mtrs**
- Metro Junction Mall **7.9 Km**
- D Mart, Mohan Square One **8.8 Km**

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## ARIHANT CITY PHASE 1

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

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## ARIHANT CITY PHASE 1

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	30727.25 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Temple
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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A Building	2	12	4	1 BHK,2 BHK	48
B Building	2	12	4	1 BHK,2 BHK	48
C Building	1	5	4	2 BHK	20
D Building	2	12	4	1 BHK,2 BHK	48
H Building	1	7	6	1 BHK,2 BHK	42
F Building	2	13	4	1 BHK,2 BHK	52
D1 Building	2	12	4	1 BHK,2 BHK	48
D2 Building	2	12	4	1 BHK,2 BHK	48
H1 Building	1	7	6	1 BHK,2 BHK	42
H2 Building	1	7	6	1 BHK,2 BHK	42

**First Habitable Floor**

1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire rated doors / walls,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation** : High Speed Elevators, Auto Rescue Device (ARD)

## ARIHANT CITY PHASE 1

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	394 sqft
2 BHK	570 sqft
1 BHK	454 sqft
2 BHK	639 sqft
2 BHK	630 - 631 sqft
1 BHK	438 sqft
2 BHK	691 sqft

1 BHK	374 - 389 sqft
2 BHK	556 sqft
1 BHK	420 - 462 sqft
2 BHK	690 - 693 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA



# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 6840	INR 2558160	INR 2692800 to 3326400
2 BHK	INR 6840	INR 3803040	INR 4003200 to 4989600

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
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

**Bank Approved  
Loans**

Bajaj Finance Ltd,HDFC Bank,ICICI Bank,LIC Housing  
Finance Ltd,PNB Housing Finance Ltd,SBI Bank,Tata Capital

## Transaction History

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

ARIHANT CITY PHASE 1

# 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	58
Local Environment	90
Land & Approvals	50

<b>Project</b>	77
<b>People</b>	46
<b>Amenities</b>	62
<b>Building</b>	78
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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ARIHANT CITY PHASE I

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