

propscience.com

# PROP REPORT



**Arihant Aakarshan Phase I**

MahaRERA Number : P52000034793



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja	Taloja Police Station	NA

### 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 41 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **42.3 Km**
- Phase 1 Bus Stop **3.5 Km**
- Kharghar Railway Station **12 Km**
- Ghot Rd, Talaja **950 Mtrs**
- Ayesha Hospital **5.4 Km**
- Bajaj International School **1.8 Km**
- Little World Mall **12.4 Km**
- Shreeji Super Market **1 Km**

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## 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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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2030	3.12 Acre	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area,Reflexology Park,Bird Bath,Pergola
<b>Business &amp; Hospitality</b>	Banquet Hall,Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HUBERTO	2	13	8	1 BHK,2 BHK	104
ISABELLE	2	13	8	1 BHK,2 BHK	104
JONAS	2	13	8	1 BHK,2 BHK	104
ADORA	2	13	8	1 BHK,2 BHK	104
BENECIA	2	13	8	1 BHK,2 BHK	104
FIDEL	2	13	8	1 BHK,2 BHK	104
<b>First Habitable Floor</b>				1st floor	

### Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire cylinders,CNG / LPG Gas Leak Detector

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	340 sqft
2 BHK	493 sqft
1 BHK	340 sqft
2 BHK	493 sqft
1 BHK	340 sqft
2 BHK	493 sqft

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2 BHK	493 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA



White Goods

NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2975000
2 BHK	--	--	INR 4400000

**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 0	INR 0

**Festive Offers**

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,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	318	7	INR 3094200	INR 9730.19
June 2022	475	4	INR 4500000	INR 9473.68
June 2022	475	4	INR 4250000	INR 8947.37
June 2022	475	5	INR 4250000	INR 8947.37
June 2022	318	NA	INR 3400000	INR 10691.82
June 2022	475	8	INR 4250000	INR 8947.37

# 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	53
Connectivity	55
Infrastructure	58
Local Environment	100
Land & Approvals	50
Project	70
People	46

<b>Amenities</b>	76
<b>Building</b>	40
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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