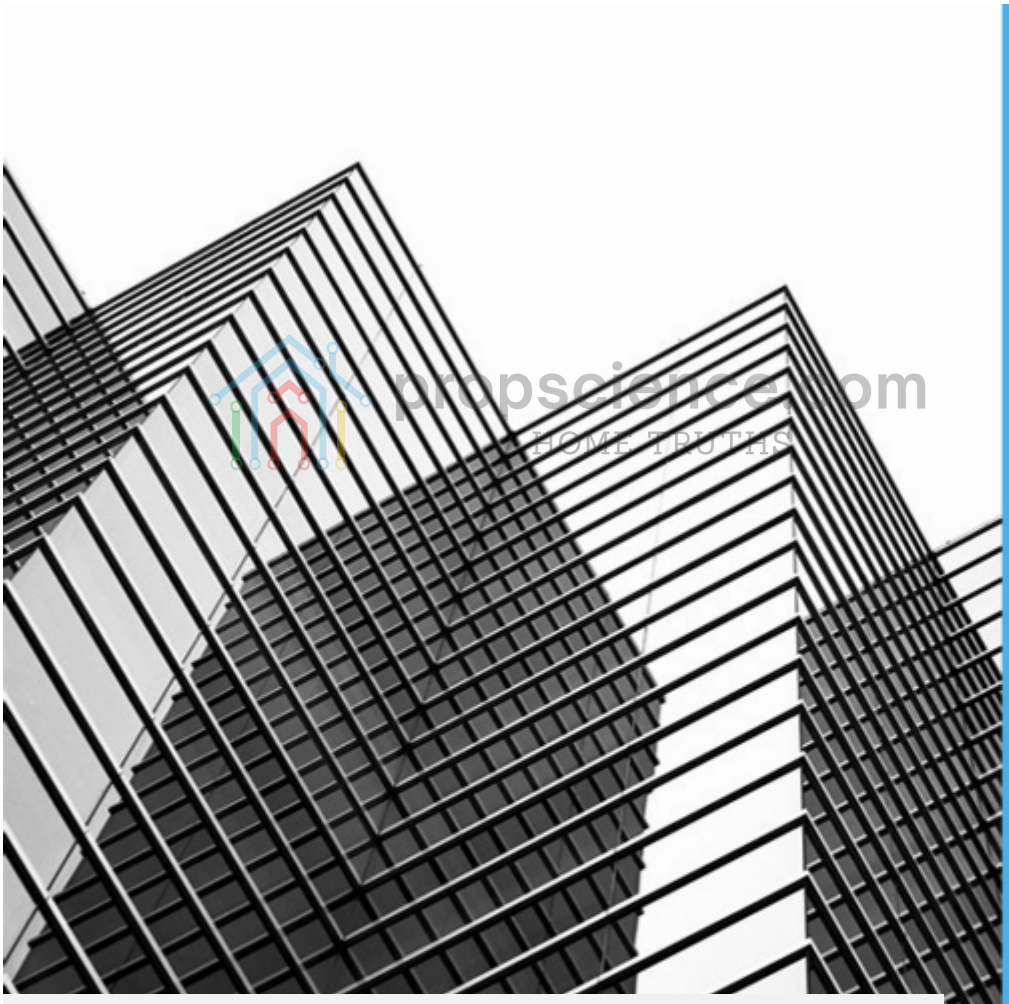
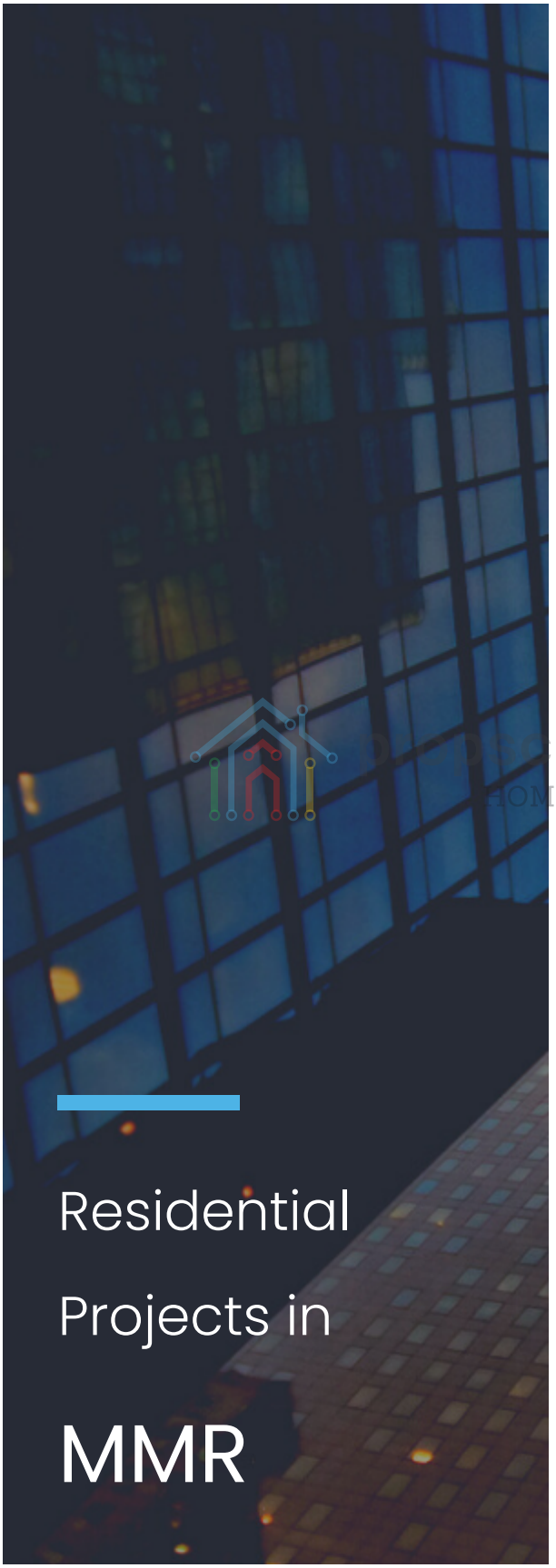
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PROP REPORT



Konark Aria Park

MahaRERA Number : P51800027835



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 Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund East	Navghar Police Station	Ward T

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 120 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15.9 Km**
- Hanuman Chowk **400 Mtrs**
- Mulund Railway Station **400 Mtrs**
- Eastern Express Hwy, Maharashtra **1 Km**
- Apex Hospitals Mulund **3.7 Km**
- Bombay Presidency International School **900 Mtrs**
- R Mall, Lal Bahadur Shastri Rd, Kamgar Colony, Mulund West, Mumbai, Maharashtra 400080 **2.8 Km**
- Sahyog Super Market **450 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been built is freehold. On the basis of representations and statements made by Shri. Sunil Gupta and three others being Partners of M/s. Konark Realtors in their Declaration, we have come to the conclusion that M/S. KONARK REALTORS are owners and have right to develop the said property.

Encumbrances

This project is clear, marketable and free from all encumbrances.

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

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KONARK ARIA PARK

BUILDER & CONSULTANTS

Group Konark is a reputable real estate developer in Mumbai, Navi Mumbai, and Panvel. The company was founded in 1987 by C'Shekher Hingarh, an architect and civil engineer. They have successfully completed projects in Mumbai, Thane, Navi Mumbai and Panvel. At present they have three ongoing projects that comprises of 1,60,000sqft at JP Road, Andheri West. Additionally, the company owns several land parcels in Mumbai and Old Panvel.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KONARK ARIA PARK

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	1.2 Acre	2 BHK,3 BHK

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Project Amenities

Sports	Cricket Pitch,Tennis Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

KONARK ARIA PARK

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aria Park	3	22	4	2 BHK,3 BHK	88

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** NA

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KONARK ARIA PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	714 - 716 sqft

3 BHK	1001 - 1031 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

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KONARK ARIA PARK

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 15700000 to 16200000
3 BHK	--	--	INR 22600000 to 23300000

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

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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	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,Kotak 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	78
Local Environment	70
Land & Approvals	44
Project	74
People	46
Amenities	50

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Building	67
Layout	70
Interiors	45
Pricing	40
Total	**60/100**

KONARK ARIA PARK

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