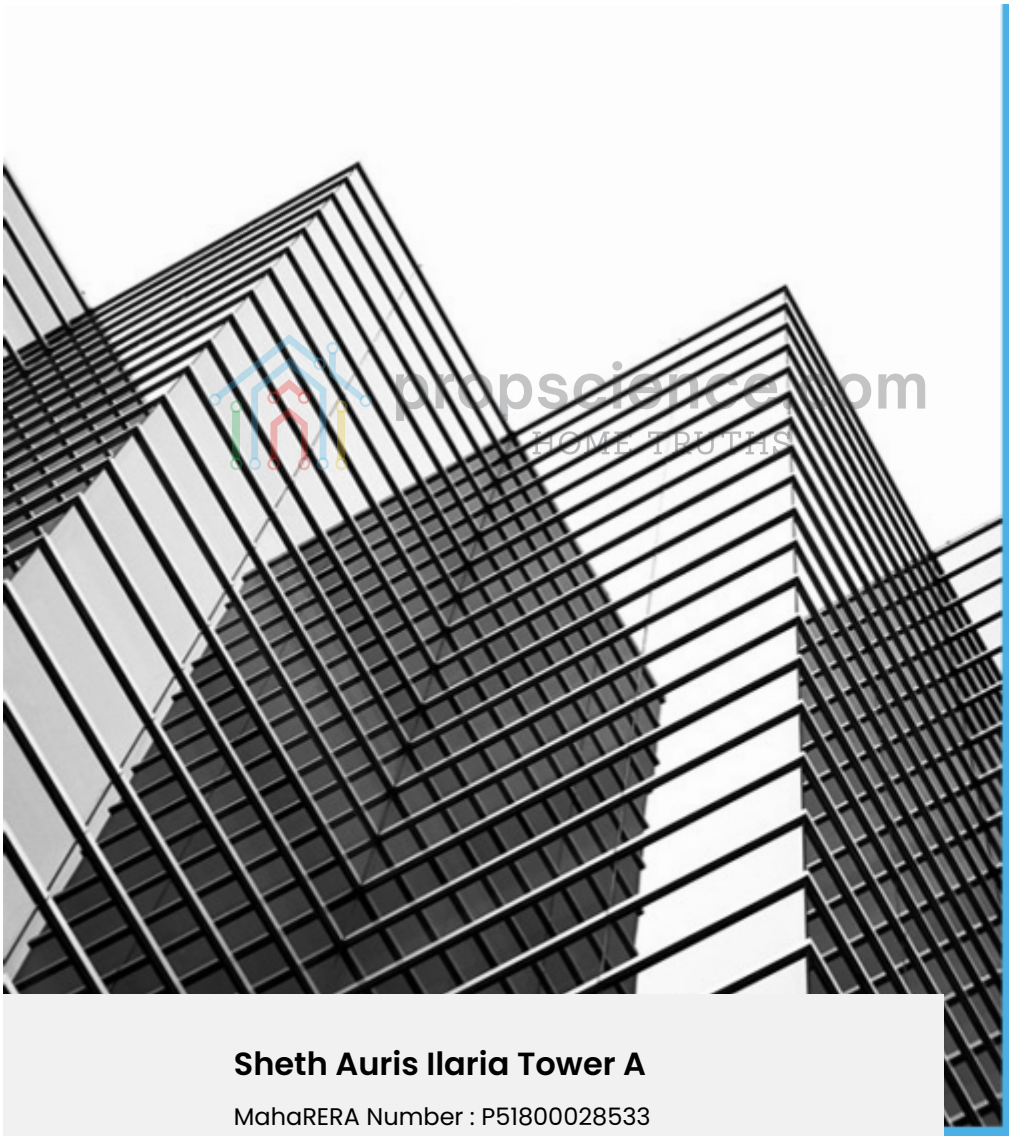
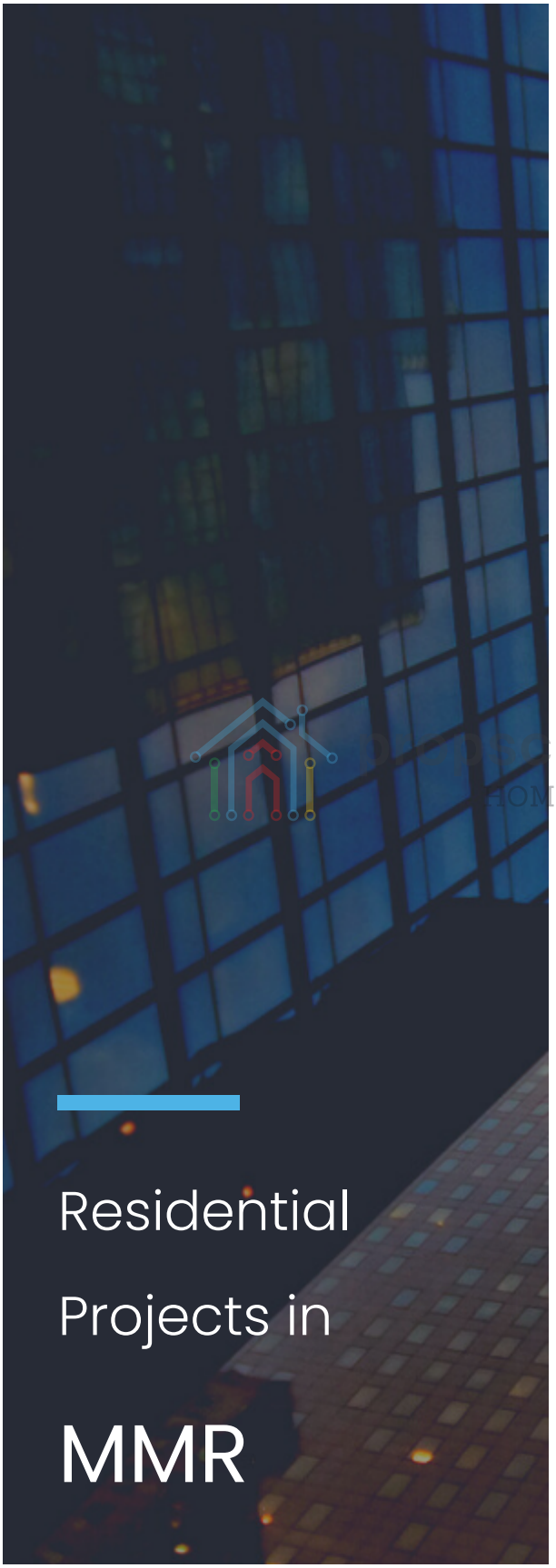
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PROP REPORT



Sheth Auris Ilaria Tower A

MahaRERA Number : P51800028533



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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Post Office	Police Station	Municipal Ward
Malad West Dely	Malad Police Station	Ward P South

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 42 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada **14.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- Malad Bus Depot **1.6 Km**
- Malad Railway Station **2.8 Km**
- Swami Vivekananda Road **1.5 Km**
- Zenith Hospital **1.5 Km**
- Pinnacle International School **650 Mtrs**
- Inorbit Mall **2.4 Km**
- D Mart **1.3 Km**

SHETH AURIS ILARIA

TOWER A

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	45	1

SHETH AURIS ILARIA

TOWER A

BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Transcon was founded in 2010 by Dharmendra Arvindbhai and Kirti Kedia with the aim to bring together modernism, heritage, comfort, creativity, and an unfathomable experience. They are responsible for analytics, design, investment, finance, construction, and management as a multi-functional corporation. Their expanding residential projects have succeeded to influence everyone who wants to purchase a property in the preferred area while improving people's lifestyles. Their projects are located in the prominent locations of Andheri, Malad, Mulund, Santacruz, Bandra, and Thane.

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HOME SOLUTIONS

Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

SHETH AURIS ILARIA
TOWER A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th October, 2027	1063.04 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Barbeque Pit,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Landscaped Gardens,Water Storage

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SHETH AURIS ILARIA
TOWER A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Auris Ilaria Tower A	9	41	13	1 BHK,2 BHK,3 BHK	533

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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HOME TRUTHS

SHETH AURIS ILARIA TOWER A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	358 - 390 sqft
2 BHK	570 - 590 sqft

3 BHK	739 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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SHETH AURIS ILARIA
TOWER A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23905.13	INR 8559000	INR 9600000 to 10450000
2 BHK	INR 27542.37	INR 15700000	INR 16700000 to 17280000
3 BHK	INR 26522.33	INR 19600000	INR 22400000

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

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GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 700000	INR 0

Festive Offers	10:90 Scheme Pre-booking offers available
Payment Plan	Construction Linked Payment

Bank Approved Loans	Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

SHETH AURIS ILARIA
TOWER A

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	358	12	INR 8900000	INR 24860.34
July 2022	387	12	INR 8325000	INR 21511.63
July 2022	589	6	INR 13520000	INR 22954.16
June 2022	589	15	INR 13775000	INR 23387.1
June 2022	358	8	INR 8120000	INR 22681.56
June 2022	389	6	INR 8550000	INR 21979.43
June 2022	358	15	INR 7967500	INR 22255.59

May 2022	358	22	INR 7922500	INR 22129.89
May 2022	389	5	INR 8300000	INR 21336.76
May 2022	358	14	INR 7822500	INR 21850.56
May 2022	387	14	INR 8060000	INR 20826.87
May 2022	589	19	INR 13775000	INR 23387.1
May 2022	570	16	INR 13800000	INR 24210.53
April 2022	358	39	INR 8200000	INR 22905.03
April 2022	389	11	INR 9405000	INR 24177.38
April 2022	358	21	INR 7900000	INR 22067.04
April 2022	570	32	INR 14970000	INR 26263.16
April 2022	358	20	INR 8622500	INR 24085.2
April 2022	387	20	INR 8860000	INR 22894.06
April 2022	358	19	INR 8950000	INR 25000

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SHETH AURIS ILARIA
TOWER 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	86
Local Environment	90
Land & Approvals	50
Project	66
People	65
Amenities	76

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Building	69
Layout	63
Interiors	73
Pricing	50
Total	**69/100**

SHETH AURIS ILARIA
TOWER A

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