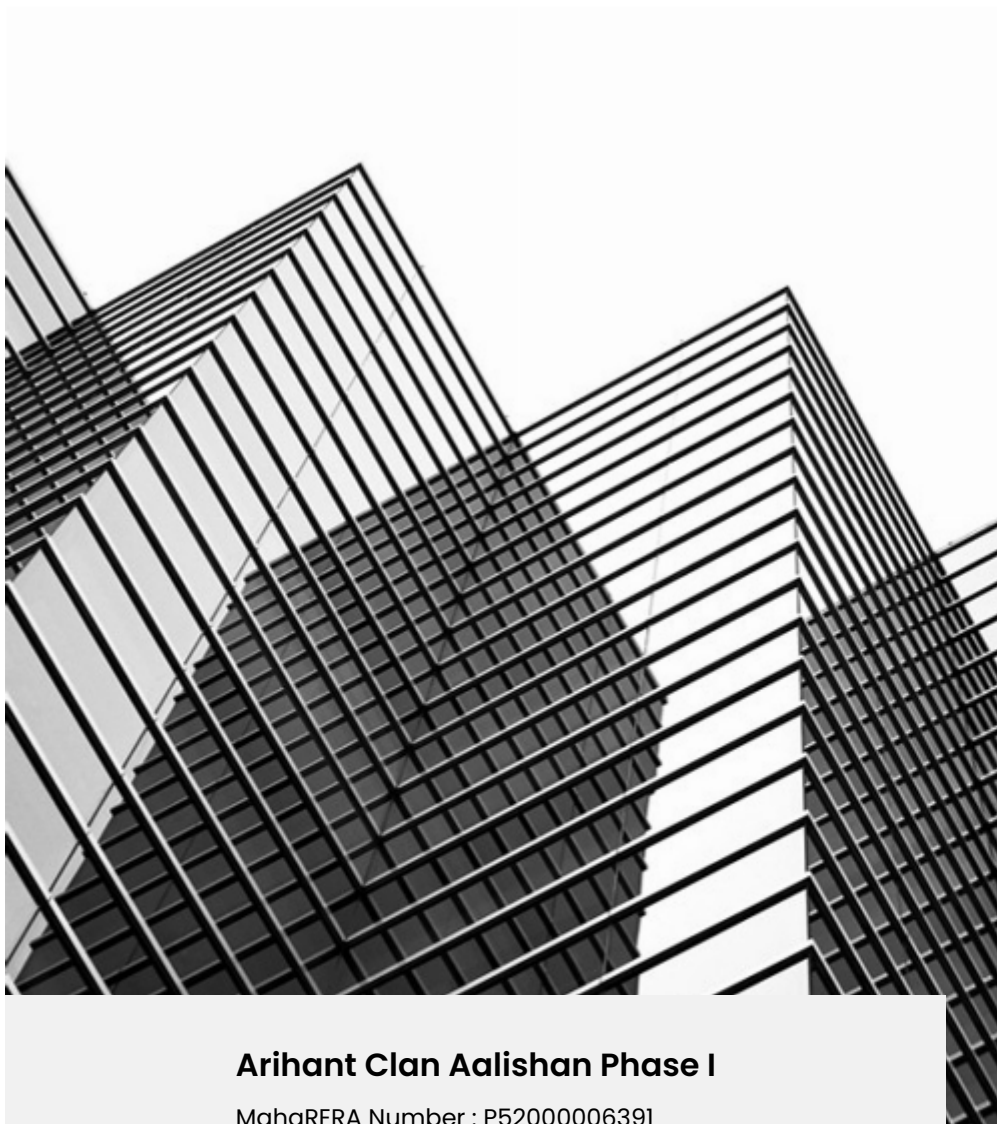


propscience.com

PROP REPORT



Arihant Clan Aalishan Phase I

MahaRERA Number : P52000006391



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.

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 A.V.	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 27 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Navi Mumbai International Airport **18.4 Km**
- Rohinjan Bus Stop **500 Mtrs**
- Sector 35, Metro Station **500 Mtrs**
- Taloja Railway Station **1.5 Km**
- Panvel Road **350 Mtrs**
- Apex Multispeciality Hospital **2.3 Km**
- The Elite Public School **2.4 Km**
- Little World Mall **9 Km**
- D-Mart **5.7 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	2	3

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PHASE I

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA

NA

NA

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PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2025	5.5 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK,4 BHK,Studio

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Baraz 1	4	53	8	2 BHK,3 BHK,Studio	424
Kaveh	3	53	5	1 BHK,2 BHK	265

First Habitable Floor	6th Floor
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Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	570.48 sqft
3 BHK	828.82 sqft
Studio	365.97 sqft
1 BHK	322.9 sqft
2 BHK	462.84 sqft

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

Flooring	Vitrified 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,Laminated flush doors,Double glazed glass windows

HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 19427.82	INR 7110000	INR 7900000
1 BHK	INR 21740.48	INR 7020000	INR 7800000
2 BHK	INR 19562.47	INR 9090000	INR 10100000 to 12400000
3 BHK	INR 17699.86	INR 14670000	INR 16300000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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	53
Connectivity	83
Infrastructure	58
Local Environment	100
Land & Approvals	62
Project	62
People	46
Amenities	70
Building	65
Layout	57
Interiors	65
Pricing	40

Total

63/100

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Disclaimer

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