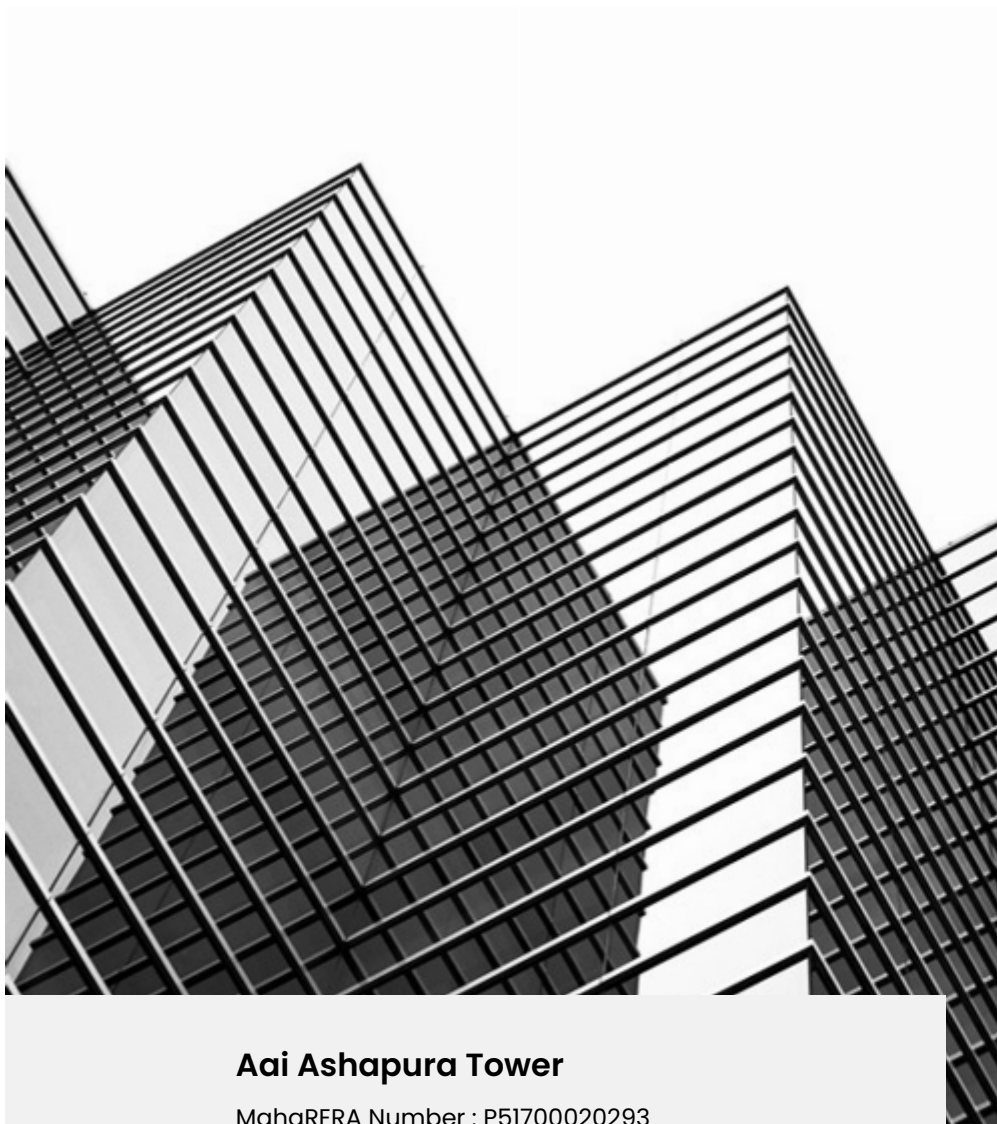


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PROP REPORT



Aai Ashapura Tower

MahaRERA Number : P51700020293



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 Dombivali West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Vishnunagar | NA | Ward H |

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal IB **55.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **44.3 Km**
- Dombivali West Bus Depot **500 Mtrs**
- Dombivali Railway Station **1.6 Km**
- Kalyan Shilphata road **7.1 Km**
- Sai Health Care Multi Specialty Hospital **800 Mtrs**
- St. Mary's English High School **1.1 Km**
- Metro Junction Mall **6.1 Km**
- Mahakali Supermarke **1 Km**

AAI ASHAPURA TOWER

LAND & APPROVALS

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

AAI ASHAPURA TOWER

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-----------|-------------|
| 2021 Ready to move | 1420 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|------------------------|-------------------------------------|
| Sports | NA |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting,Water Storage |

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|--------------------------------------|---|---|---|-------|-----|
| AAI Ashapura Tower - A wing | 1 | 7 | 4 | 1 BHK | 28 |
| AAI Ashapura Tower - B wing | 1 | 7 | 4 | 1 BHK | 28 |
| First Habitable Floor | | | | | 1st |

Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

AAI ASHAPURA TOWER

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| 1 BHK | 310.86 - 417.96 sqft |

1 BHK

306.45 - 398.48 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring

Vitrified Tiles

Joinery, Fittings & Fixtures

Sanitary Fittings, Kitchen Platform

Finishing

Laminated flush doors, Double glazed glass windows

HVAC Service

NA

Technology

NA

White Goods

NA

AAI ASHAPURA TOWER

COMMERCIALS

Configuration

Rate Per
Sqft

Agreement
Value

Box Price

| | | | |
|-------|-------------|-------------|------------------------|
| 1 BHK | INR 8016.64 | INR 2456700 | INR 2586000 to 3532000 |
|-------|-------------|-------------|------------------------|

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 0% | 4% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | IDBI Bank,Indialbulls Home Loans |

Transaction History

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

AAI ASHAPURA TOWER

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

| Category | Score |
|-----------------------------|--------------|
| Place | 45 |
| Connectivity | 65 |
| Infrastructure | 72 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 65 |
| People | 39 |
| Amenities | 30 |
| Building | 53 |
| Layout | 41 |

| | |
|------------------|---------------|
| Interiors | 45 |
| Pricing | 30 |
| Total | 47/100 |

AAI ASHAPURA TOWER

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