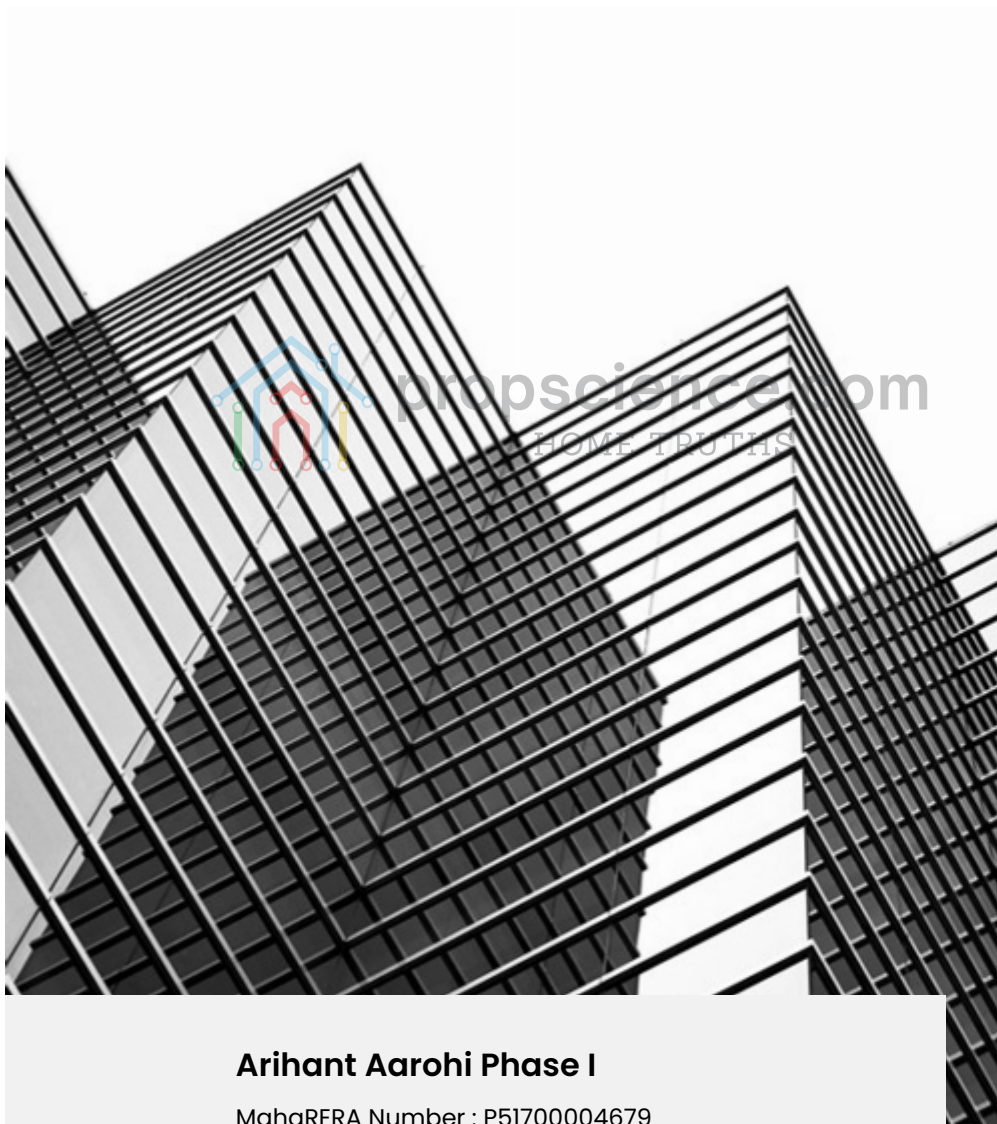


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# PROP REPORT



**Arihant Aarohi Phase I**

MahaRERA Number : P51700004679



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 East. 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.

 <b>Post Office</b>	 <b>Police Station</b>	 <b>Municipal Ward</b>
Padle	NA	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Mumbai Airport Terminal 1 **38.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **33.5 Km**
- Padle Gaon Bus Stop **600 Mtrs**
- Diva Junction **7.2 Km**
- MH SH 76, Padle Gaon **38 Mtrs**
- Neon Hospital **0.80 Km**
- Lodha World School **2.5 Mtrs**
- Xperia Mall **3.4 Km**
- Dmart **6 Km**

## ARIHANT AAROHI PHASE I

## LAND & APPROVALS

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

## ARIHANT AAROHI PHASE I

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2019	7372 Sqft	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Steam Room,Library / Reading Room
<b>Business &amp; Hospitality</b>	HOME TRUTHS Party Lawn
<b>Eco Friendly Features</b>	NA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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A Wing	2	18	6	1 BHK,2 BHK	108
B Wing	2	18	6	1 BHK,2 BHK	108
First Habitable Floor					1st

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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HOME TRUTHS

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	525 - 539 sqft
1 BHK	367 - 426 sqft
1 BHK	367 - 450 sqft

2 BHK

525 - 539 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

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 12801.48	INR 6900000	INR 7245000

1 BHK	INR 10822.22	INR 4870000	INR 5113500
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

### 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 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	38
Connectivity	65
Infrastructure	64
Local Environment	30
Land & Approvals	56
Project	68
People	46
Amenities	36
Building	53
Layout	38



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HOME TRUTHS

<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

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ARIHANT AAROHI PHASE I

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