

propscience.com

# PROP REPORT



**Paras Arizona**

MahaRERA Number : P51700025863



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kopari. Kopari is a developing residential region on the east side of Thane District. Kopari was once voted the cleanest town in Thane. It is well connected to the Eastern Highway. There are many railway stations from Kopari, such as Thane, Mulund, Airoli, Kalva, Nahur. Kopari is well connected with IT and industrial centers such as Mulund East and West, Thane East, Airoli, MIDC, 2-5 kilometers away from Kopari. There are Jeevan Jyoti English High School, People's Education Association, Nalanda International Management School, Vidyasagar High School, and many other schools. Famous shopping malls like R Mall, Korum Mall, Eternity Mall are closeby. Jupiter Hospital is one of the most recognized hospitals and is 10 minutes' drive away.

Post Office	Police Station	Municipal Ward
Kopri Colony	Kopari Police Station	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18 Km**
- Thane Station east **500 Mtrs**
- Highway Hospital **3.2 Km**
- Saraswati Mandir Trust Primary School **1.8 Km**
- Korum Mall **4.5 Km**
- Big Bazaar Viviana Mall **5.2 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2021

1008.20 Sqmt

1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Arizona	1	5	3	1 BHK,2 BHK,Studio	15
First Habitable Floor					1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	413 - 465 sqft
2 BHK	526 - 603 sqft
Studio	280 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform

<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 4500000
1 BHK	--	--	INR 6600000 to 7500000
2 BHK	--	--	INR 8400000 to 9650000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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1%	5%	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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IDBI Bank,PNB Housing Finance Ltd,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 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	53
<b>Connectivity</b>	33
<b>Infrastructure</b>	62
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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