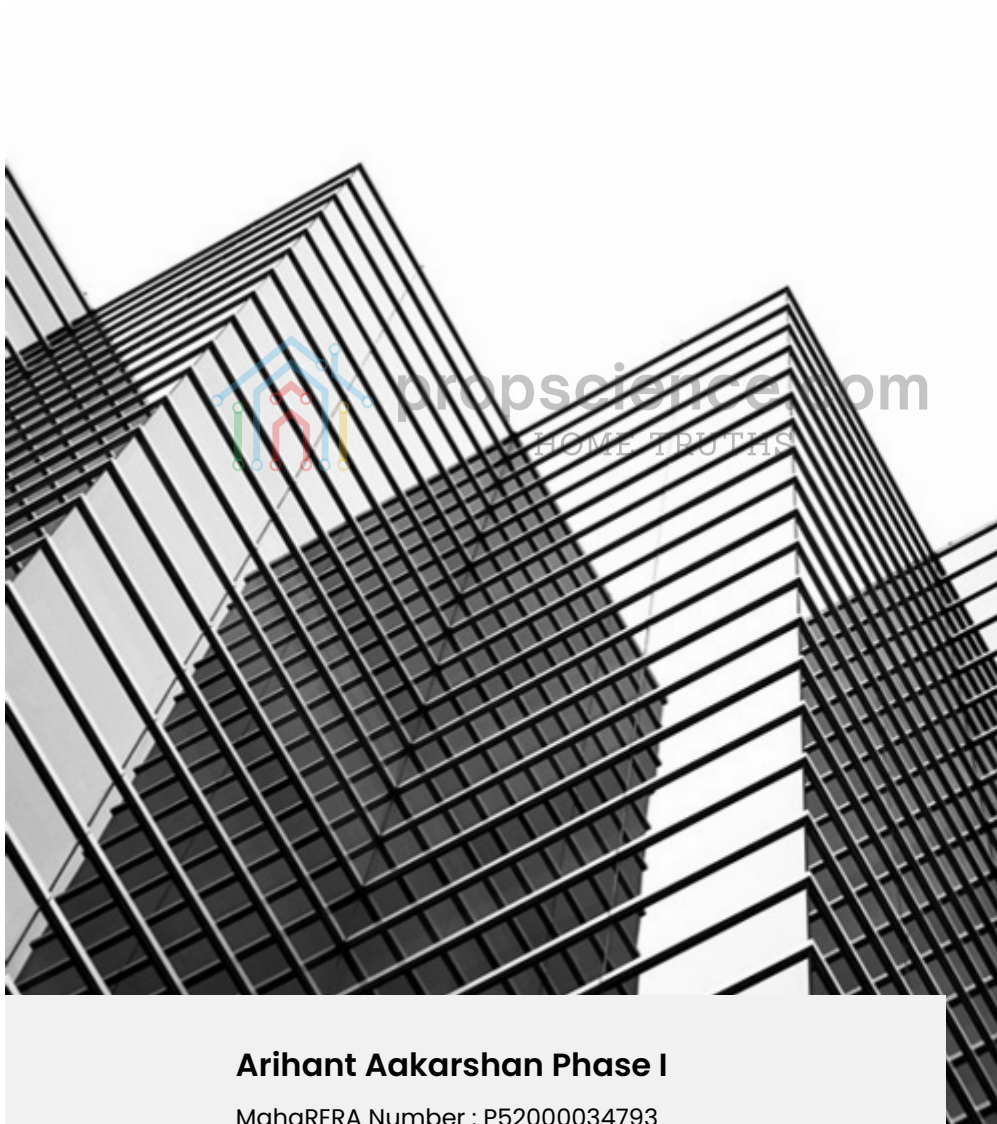


propscience.com

PROP REPORT



Arihant Aakarshan Phase I

MahaRERA Number : P52000034793



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	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 41 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **42.3 Km**
- Phase 1 Bus Stop **3.5 Km**
- Kharghar Railway Station **12 Km**
- Ghot Rd, Talaja **950 Mtrs**
- Ayesha Hospital **5.4 Km**
- Bajaj International School **1.8 Km**
- Little World Mall **12.4 Km**
- Shreeji Super Market **1 Km**

ARIHANT AAKARSHAN

PHASE I

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

ARIHANT AAKARSHAN

PHASE I

BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

NA

NA


NA

ARIHANT AAKARSHAN
PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2030	3.12 Acre	1 BHK,2 BHK

Project Amenities



propscience.com

	HOME TRUTHS
Sports	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area,Reflexology Park,Bird Bath,Pergola
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HUBERTO	2	13	8	1 BHK,2 BHK	104
ISABELLE	2	13	8	1 BHK,2 BHK	104
JONAS	2	13	8	1 BHK,2 BHK	104
ADORA	2	13	8	1 BHK,2 BHK	104
BENECIA	2	13	8	1 BHK,2 BHK	104
FIDEL	2	13	8	1 BHK,2 BHK	104
First Habitable Floor				1st floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire cylinders,CNG / LPG Gas Leak Detector

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

ARIHANT AAKARSHAN

PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	340 sqft
2 BHK	493 sqft
1 BHK	340 sqft
2 BHK	493 sqft
1 BHK	340 sqft
2 BHK	493 sqft

1 BHK	340 sqft
2 BHK	493 sqft
1 BHK	340 sqft
2 BHK	493 sqft
1 BHK	340 sqft
2 BHK	493 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods

NA

ARIHANT AAKARSHAN

PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2975000
2 BHK	--	--	INR 4400000



propscience.com

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

ARIHANT AAKARSHAN
PHASE I

ANNEXURE A



Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	318	7	INR 3094200	INR 9730.19
June 2022	475	4	INR 4500000	INR 9473.68
June 2022	475	4	INR 4250000	INR 8947.37
June 2022	475	5	INR 4250000	INR 8947.37
June 2022	318	NA	INR 3400000	INR 10691.82
June 2022	475	8	INR 4250000	INR 8947.37

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	55
Infrastructure	58
Local Environment	100
Land & Approvals	50
Project	80
People	46

Amenities	76
Building	53
Layout	53
Interiors	63
Pricing	40
Total	60/100

ARIHANT AAKARSHAN

PHASE I



propscience.com

HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may

at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.



Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.