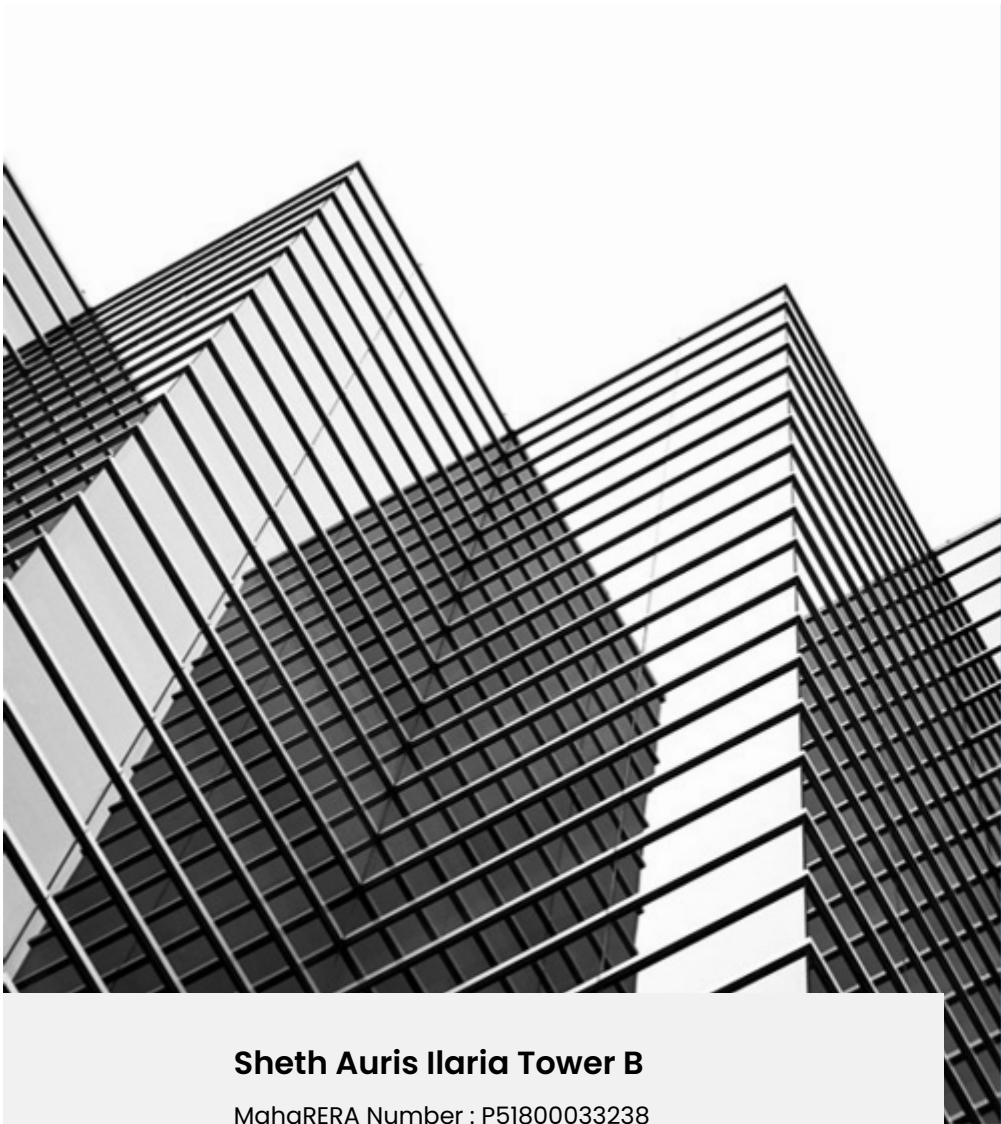


propscience.com

# PROP REPORT



**Sheth Auris Ilaria Tower B**

MahaRERA Number : P51800033238



# 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.

SHETH AURIS ILARIA

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## LOCATION

The project is in Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

**Post Office**

**Police Station**

**Municipal Ward**

Malad West Dely

Malad Police Station

Ward P South

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 42 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada **14.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- Malad Bus Depot **1.6 Km**
- Malad Railway Station **2.8 Km**
- Swami Vivekananda Road **1.5 Km**
- Zenith Hospital **1.5 Km**
- Pinnacle International School **650 Mtrs**
- Inorbit Mall **2.4 Km**
- D Mart **1.3 Km**

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SHETH AURIS ILARIA  
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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| August 2022                          | 39                   | 1                          |

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# BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

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

|                               |
|-------------------------------|
| SHETH AURIS ILARIA<br>TOWER B |
|-------------------------------|

# PROJECT & AMENITIES

| Time Line                     | Size        | Typography              |
|-------------------------------|-------------|-------------------------|
| Completed on 30th April, 2028 | 861.81 Sqmt | 1 BHK,2 BHK,3 BHK,4 BHK |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park  |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Barbeque Pit,Clubhouse,Multipurpose Hall  |
| <b>Eco Friendly Features</b>      | Green Zone,Landscaped Gardens,Water Storage  |

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# BUILDING LAYOUT

| Tower Name              | Number of Lifts | Total Floors | Flats per Floor | Configurations          | Dwelling Units |
|-------------------------|-----------------|--------------|-----------------|-------------------------|----------------|
| AURIS ILARIA<br>TOWER B | 9               | 41           | 13              | 1 BHK,2 BHK,3 BHK,4 BHK | 533            |
| First Habitable Floor   |                 |              |                 | 1st                     |                |

## Services & Safety

- **Security** : Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

|                               |  |
|-------------------------------|--|
| SHETH AURIS ILARIA<br>TOWER B |  |
|-------------------------------|--|

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 387 – 466 sqft    |
| 2 BHK         | 515 – 592 sqft    |
| 3 BHK         | 785 sqft          |
| 4 BHK         | 983 sqft          |

|                         |  |
|-------------------------|--|
| Floor To Ceiling Height | Greater than 10 feet                         |
| Views Available         | Open Grounds / Landscape / Project Amenities |

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows                          |
| <b>HVAC Service</b>                     | VRV / VRF System,Split / Box A/C Provision  |
| <b>Technology</b>                       | Optic Fiber Cable   |
| <b>White Goods</b>                      | NA  |

SHETH AURIS ILARIA  
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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 24000     | INR 9288000     | INR 10836000 to 13048000 |



|       |           |              |                          |
|-------|-----------|--------------|--------------------------|
| 2 BHK | INR 27500 | INR 14162500 | INR 14935000 to 17168000 |
| 3 BHK | INR 26500 | INR 20802500 | INR 23550000             |
| 4 BHK | INR 28500 | INR 28015500 | INR 30473000             |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 700000             | INR 0                |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | 10:90 Scheme Pre-booking offers available   |
| <b>Payment Plan</b>        | Construction Linked Payment   |
| <b>Bank Approved Loans</b> | Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank |

### Transaction History

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

SHETH AURIS ILARIA

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| October 2022     | 787         | 27    | INR 21700000 | INR 27573.06    |
| October 2022     | 591         | 18    | INR 16700000 | INR 28257.19    |
| October 2022     | 787         | 23    | INR 21400000 | INR 27191.87    |
| October 2022     | 591         | 21    | INR 16800000 | INR 28426.4     |
| October 2022     | 398         | 23    | INR 10700000 | INR 26884.42    |
| October 2022     | 391         | 23    | INR 10550000 | INR 26982.1     |
| October 2022     | 591         | 31    | INR 16900000 | INR 28595.6     |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>October<br/>2022</b>   | 398 | 33 | INR 9900000  | INR 24874.37 |
| <b>October<br/>2022</b>   | 569 | 15 | INR 14700000 | INR 25834.8  |
| <b>October<br/>2022</b>   | 577 | 26 | INR 15100000 | INR 26169.84 |
| <b>October<br/>2022</b>   | 784 | 16 | INR 19600000 | INR 25000    |
| <b>October<br/>2022</b>   | 386 | 4  | INR 9300000  | INR 24093.26 |
| <b>October<br/>2022</b>   | 391 | 22 | INR 9750000  | INR 24936.06 |
| <b>September<br/>2022</b> | 784 | 10 | INR 18750000 | INR 23915.82 |
| <b>September<br/>2022</b> | 392 | 15 | INR 9450000  | INR 24107.14 |
| <b>September<br/>2022</b> | 591 | 20 | INR 15200000 | INR 25719.12 |
| <b>September<br/>2022</b> | 787 | 28 | INR 20100000 | INR 25540.03 |

|                   |     |    |              |              |
|-------------------|-----|----|--------------|--------------|
| September<br>2022 | 398 | 27 | INR 9900000  | INR 24874.37 |
| September<br>2022 | 787 | 33 | INR 21500000 | INR 27318.93 |
| September<br>2022 | 787 | 31 | INR 21500000 | INR 27318.93 |

SHETH AURIS ILARIA  
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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          | 55    |
| Connectivity   | 83    |
| Infrastructure | 86    |

|                             |               |
|-----------------------------|---------------|
| <b>Local Environment</b>    | 90            |
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 75            |
| <b>People</b>               | 65            |
| <b>Amenities</b>            | 76            |
| <b>Building</b>             | 69            |
| <b>Layout</b>               | 69            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 50            |
| <b>Total</b>                | <b>71/100</b> |

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SHETH AURIS ILARIA  
TOWER B

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