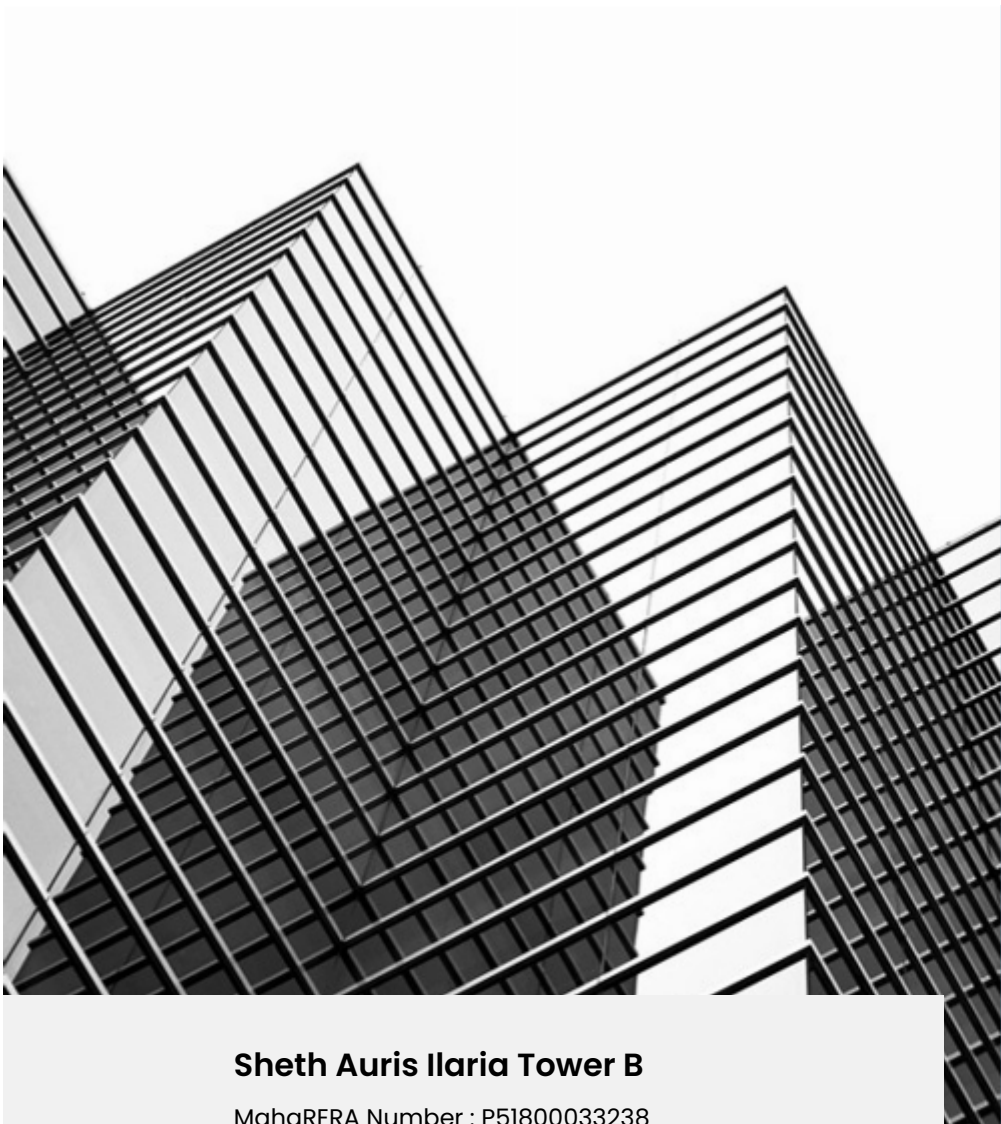


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# PROP REPORT



**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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## 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

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# 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 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 TOWER B	
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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

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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.

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	591	18	INR 16700000	INR 28257.19
October 2022	787	27	INR 21700000	INR 27573.06
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 2022</b>	398	33	INR 9900000	INR 24874.37
<b>October 2022</b>	569	15	INR 14700000	INR 25834.8
<b>October 2022</b>	577	26	INR 15100000	INR 26169.84
<b>October 2022</b>	784	16	INR 19600000	INR 25000
<b>October 2022</b>	386	4	INR 9300000	INR 24093.26
<b>October 2022</b>	391	22	INR 9750000	INR 24936.06
<b>September 2022</b>	784	10	INR 18750000	INR 23915.82
<b>September 2022</b>	392	15	INR 9450000	INR 24107.14
<b>September 2022</b>	591	20	INR 15200000	INR 25719.12
<b>September 2022</b>	398	27	INR 9900000	INR 24874.37

September 2022	787	33	INR 21500000	INR 27318.93
September 2022	787	28	INR 20100000	INR 25540.03
September 2022	398	36	INR 10400000	INR 26130.65

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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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