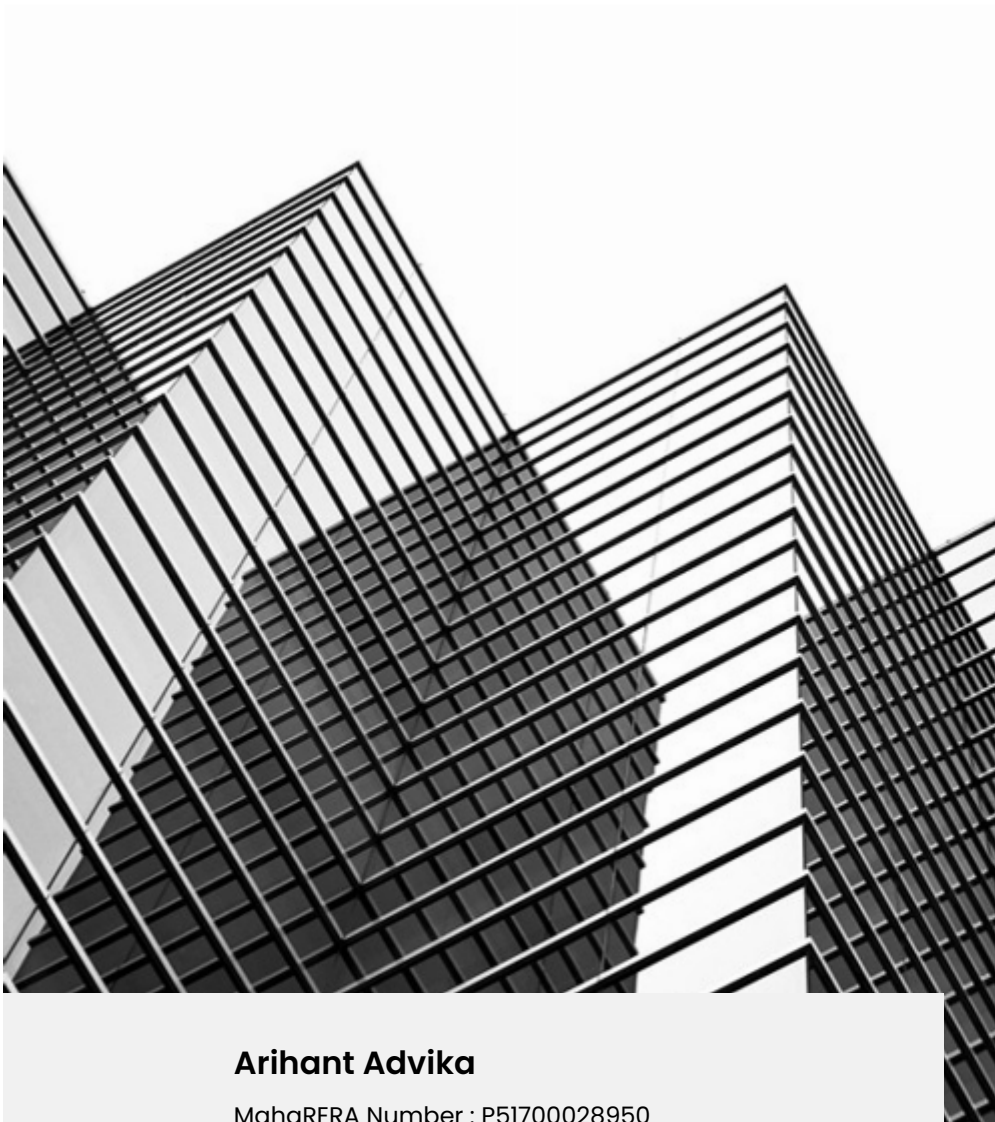


propscience.com

# PROP REPORT



**Arihant Advika**

MahaRERA Number : P51700028950



## 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 Vashi. Vashi is often known as one of the two gateways to Navi Mumbai. Vashi runs on the Harbour Line of the Mumbai Suburban Railway and is well connected to different parts of Mumbai and Navi Mumbai. The area is regarded as one of the most expensive and well-developed localities in Navi Mumbai. It has ample social infrastructure with plenty of schools, hospitals, banks, hotels, and malls in the vicinity. Various companies including IT/ITeS, BPO, banks and industrial manufacturing have offices in Vashi, thus, making it an ideal choice of residence for employees and working professionals.

| Post Office | Police Station       | Municipal Ward |
|-------------|----------------------|----------------|
| Vashi       | Vashi Police Station | Vashi          |

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 80 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal **25.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **20.6 Km**
- Vashi Bus Station **900 Mtrs**
- Vashi Railway Station **2.3 Km**
- Palm Beach Road Vashi **2.4 Km**
- Fortis Hiranandani Hospital **500 Mtrs**
- Fr. Agnel Multipurpose School and Jr College, Sector No. 9A, Juhu Chowpatty Road,Vashi, Navi Mumbai, Maharashtra 400703 **450 Mtrs**
- Inorbit Mall Vashi **2.3 Km**
- D Mart **1.4 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
|-------------------|-----------|------------------|

|    |    |    |
|----|----|----|
| NA | NA | NA |
|----|----|----|

# PROJECT & AMENITIES



| Time Line                        | Size     | Typography        |
|----------------------------------|----------|-------------------|
| Completed on 26th December, 2025 | 3.8 Acre | 1 BHK,2 BHK,3 BHK |

## Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Swimming Pool,Kids Play Area,Gymnasium                         |
| Leisure                | Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Banquet Hall,Conference / Meeting Room,Party Lawn              |
| Eco Friendly Features  | Landscaped Gardens,Water Storage                               |

# BUILDING LAYOUT



| Tower Name                     | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|--------------------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Arihant<br>Advika –<br>Adora   | 4               | 26           | 8               | 2 BHK             | 208            |
| Arihant<br>Advika –<br>Benecia | 3               | 26           | 7               | 1 BHK,2 BHK,3 BHK | 182            |
| Arihant<br>Advika –<br>Clarisa | 1               | 26           | 11              | 1 BHK             | 286            |
| Arihant<br>Advika –<br>Della   | 5               | 26           | 13              | 1 BHK             | 338            |
| First Habitable Floor          |                 |              |                 | 4th floor         |                |

## Services & Safety

- **Security :** Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

# FLAT INTERIORS

| Configuration | RERA Carpet Range    |
|---------------|----------------------|
| 2 BHK         | 620.32 – 726.15 sqft |
| 1 BHK         | 475.65 sqft          |
| 2 BHK         | 624.41 – 725.59 sqft |
| 3 BHK         | 762.4 – 937.32 sqft  |
| 1 BHK         | 316.24 sqft          |
| 1 BHK         | 316.24 sqft          |

|                         |                      |
|-------------------------|----------------------|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available         | Road View / No View  |

|                              |  |
|------------------------------|--|
| Flooring                     | Vitrified Tiles  |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring |

|              |   |
|--------------|---|
| Finishing    | Luster Finish Paint,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision                 |
| Technology   | NA  |
| White Goods  | NA  |

|                |  |
|----------------|--|
| ARIHANT ADVIKA |  |
|----------------|--|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 23349.6   | INR 7384077     | INR 8122484 to 12340263  |
| 2 BHK         | INR 25912.19  | INR 16093887    | INR 17703275 to 20723551 |
| 3 BHK         | INR 23885.38  | INR 18210216    | INR 20031237 to 24640000 |

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

|     |            |              |
|-----|------------|--------------|
| GST | Stamp Duty | Registration |
|-----|------------|--------------|



|            |                 |               |
|------------|-----------------|---------------|
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 700000      | NA            |

|                     |   |
|---------------------|---|
| Festive Offers      | The builder is not offering any festive offers at the moment.   |
| Payment Plan        | Construction Linked Payment   |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,Kotak 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.

| Category          | Score  |
|-------------------|--------|
| Place             | 73     |
| Connectivity      | 83     |
| Infrastructure    | 86     |
| Local Environment | 100    |
| Land & Approvals  | 44     |
| Project           | 72     |
| People            | 46     |
| Amenities         | 48     |
| Building          | 55     |
| Layout            | 58     |
| Interiors         | 55     |
| Pricing           | 40     |
| Total             | 63/100 |

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