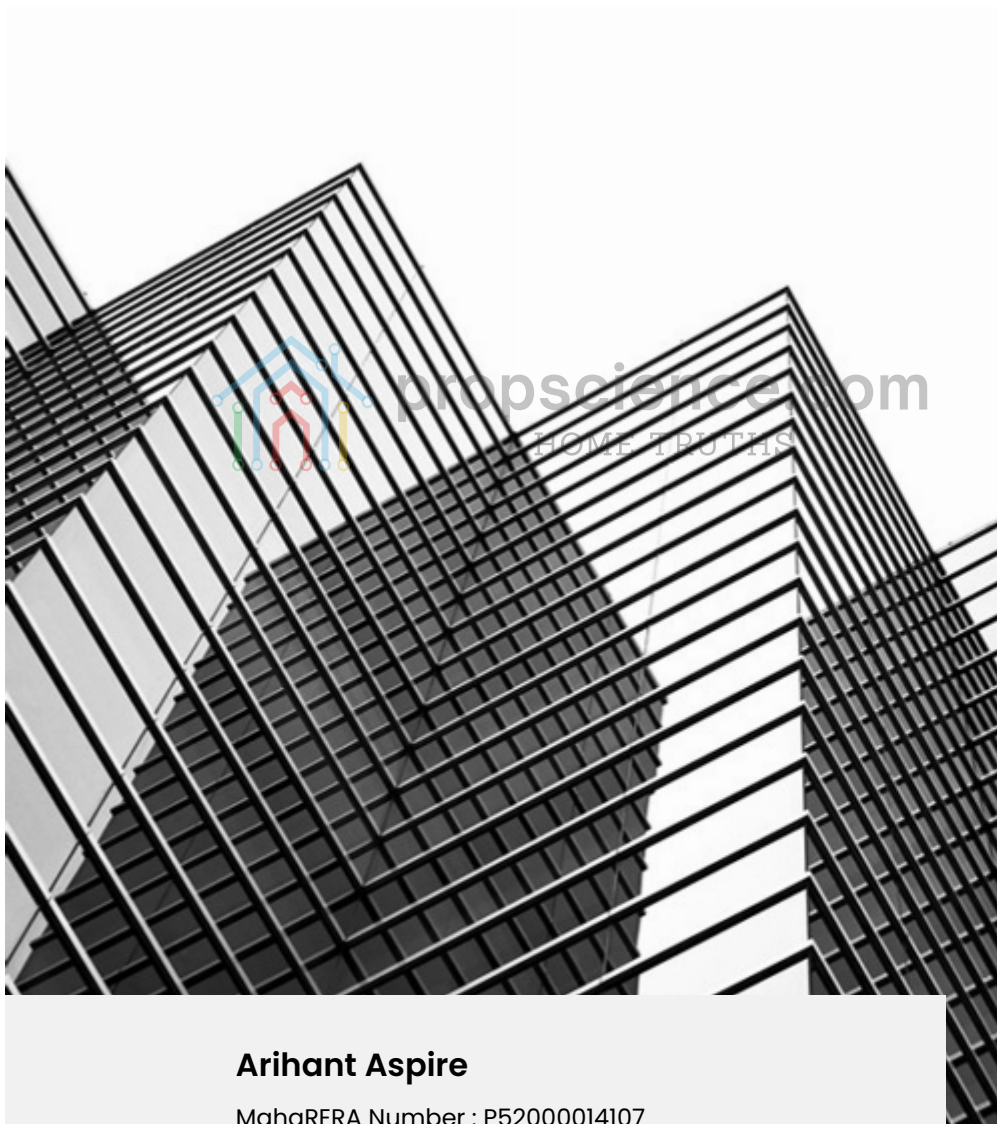


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# PROP REPORT



**Arihant Aspire**

MahaRERA Number : P52000014107



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

Post Office	Police Station	Municipal Ward
Palaspe	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 159 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Navi Mumbai International Airport **11.7 Km**
- Palaspe Phata Bus Station **1 Km**
- Panvel Railway Station **5.6 Km**
- NH 66 Rd, Palaspe Phata **260 Mtrs**
- Shifa Hospital **1.3 Km**
- Kendriya Vidyalaya ONGC Pavel **3 Km**
- Orion Mall **5.6 Km**
- D-Mart **1 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	16 Acre	1 BHK,2 BHK,Studio

### Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Multipurpose Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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**BUILDING LAYOUT**  propscience.com  
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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Iliana	5	42	8	2 BHK	336
Hortensia	4	42	8	2 BHK,Studio	336
Della	4	42	8	1 BHK,2 BHK	336

First Habitable Floor

4th Floor

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	HOME TRUTHS 570 sqft
Studio	398 sqft
2 BHK	570 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	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,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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**COMMERCIALS**

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 14684.21	INR 8370000	INR 9300000
Studio	INR 14698.49	INR 5850000	INR 6500000

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

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
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<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd
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### Transaction History

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

## ARIHANT ASPIRE

# 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	63
Connectivity	65
Infrastructure	72
Local Environment	90
Land & Approvals	56
Project	65
 People	46
Amenities	84
Building	65
Layout	51
Interiors	73
Pricing	40
Total	64/100

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