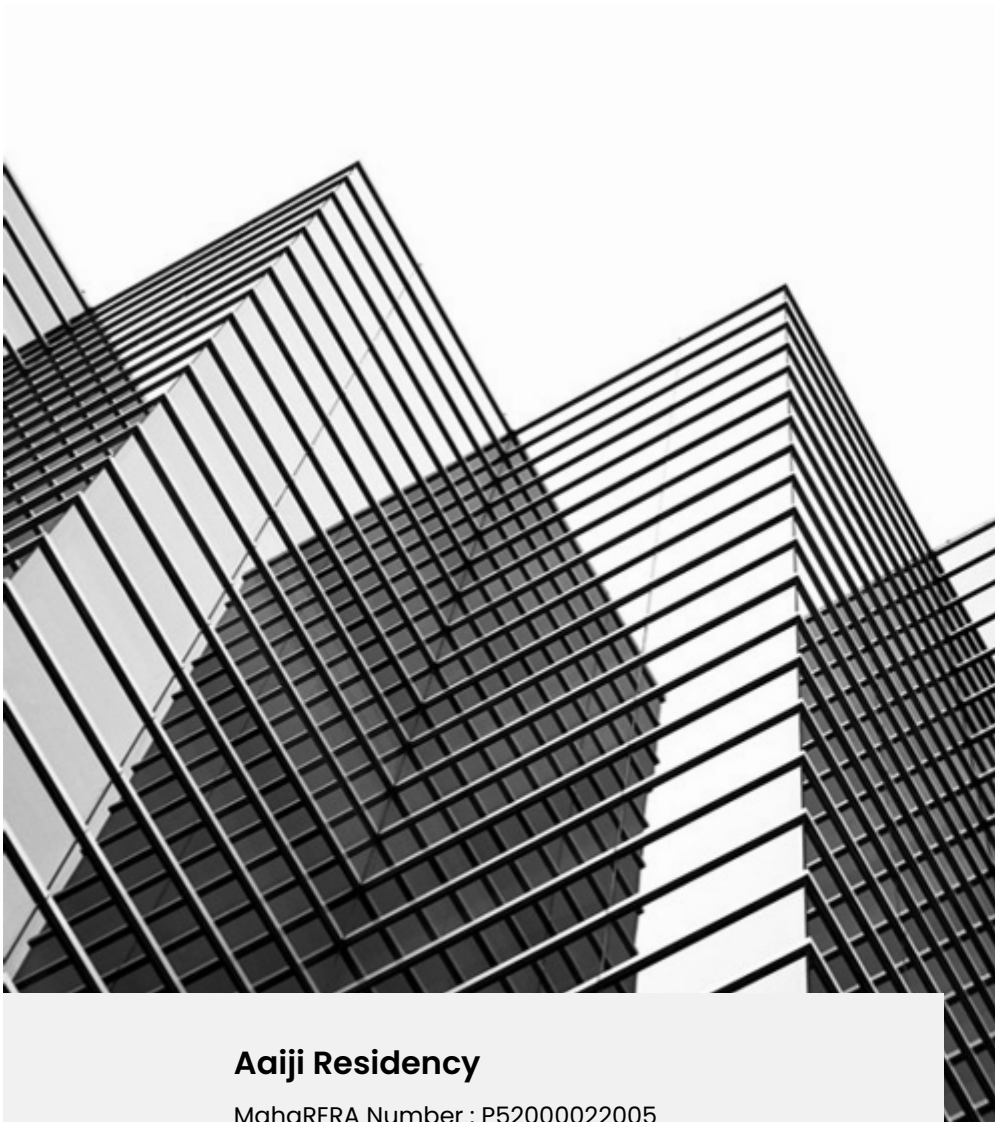


propscience.com

PROP REPORT



Aaiji Residency

MahaRERA Number : P52000022005



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
NA	Karanjade Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **45.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **46.2 Km**
- Panvel Railway Station **2.6 Km**
- Aayu Care Hospital **1.2 Km**
- RZP School Cinchpada Vadghar **2.7 Km**
- Orion Mall **3.5 Km**
- Reliance SMART **1.3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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AAJI RESIDENCY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AAJI RESIDENCY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	700 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aaiji Residency	1	7	5	1 BHK,2 BHK	35

First Habitable Floor	1st
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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	245.21 – 284.59 sqft
2 BHK	352.73 – 435.18 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12010.11	INR 2945000	INR 3100000 to 3900000
2 BHK	INR 13098.03	INR 5200000	INR 5550000 to 6000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 300000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

**Bank Approved
Loans**

HDFC Bank,LIC Housing Finance Ltd

Transaction History

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

AAJI RESIDENCY

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	48
Infrastructure	78
Local Environment	55
Land & Approvals	36

Project	65
People	39
Amenities	36
Building	55
Layout	34
Interiors	45
Pricing	30
Total	48/100

AAJI RESIDENCY

Disclaimer

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