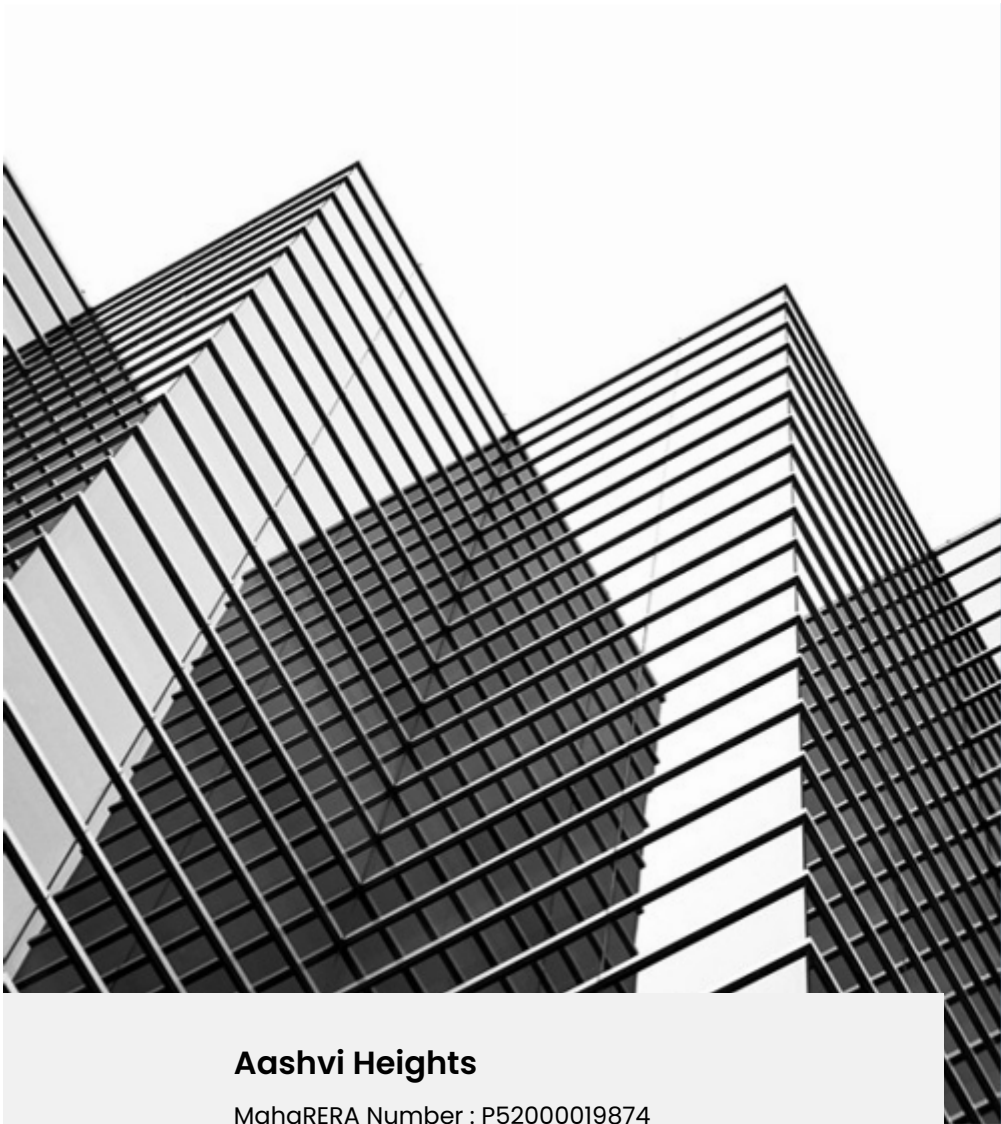


propscience.com

PROP REPORT



Aashvi Heights

MahaRERA Number : P52000019874



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
Jci Kamothe	Kamothe Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **35.8 Km**
- Khandeshwar NMMT Bus Stop **900 Mtrs**
- Khandeshwar Railway Station **1.4 Km**
- Express way **1.5 Km**
- Matoshree Multispeciality Hospital **160 Mtrs**
- Shankarrao Chavan Vidya English Medium School And Junior College **44 Mtrs**
- Orion Mall **4.3 Km**
- Reliance Smart **800 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	3	1

AASHVI HEIGHTS

BUILDER & CONSULTANTS

Quality construction is the foundation of Qualcon. Simple and minimalistic process is the motto of Qualcon. With years of experience we have gained experience in churning dreams to reality by providing affordable homes which are not only superior in quality but also provide a holistic living experience. Qualcon not only provides budget homes but also takes care that the process that begins with booking of home to getting the possession of home is hassle free and smooth.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AASHVI HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2020

849.65 Sqmt

1 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	NA

AASHVI HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aashvi Heights	1	7	6	1 BHK,2 BHK,Studio	42
First Habitable Floor				1st floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

AASHVI HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	382 – 399 sqft
2 BHK	414 sqft
Studio	342 – 360 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Luster Finish Paint
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

AASHVI HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 5300000 to 5600000
1 BHK	--	--	INR 6000000 to 6200000
2 BHK	--	--	INR 8200000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

AASHVI HEIGHTS

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	78
Local Environment	100
Land & Approvals	42
Project	59
People	46
Amenities	48
Building	77
Layout	45
Interiors	48
Pricing	40

Disclaimer

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