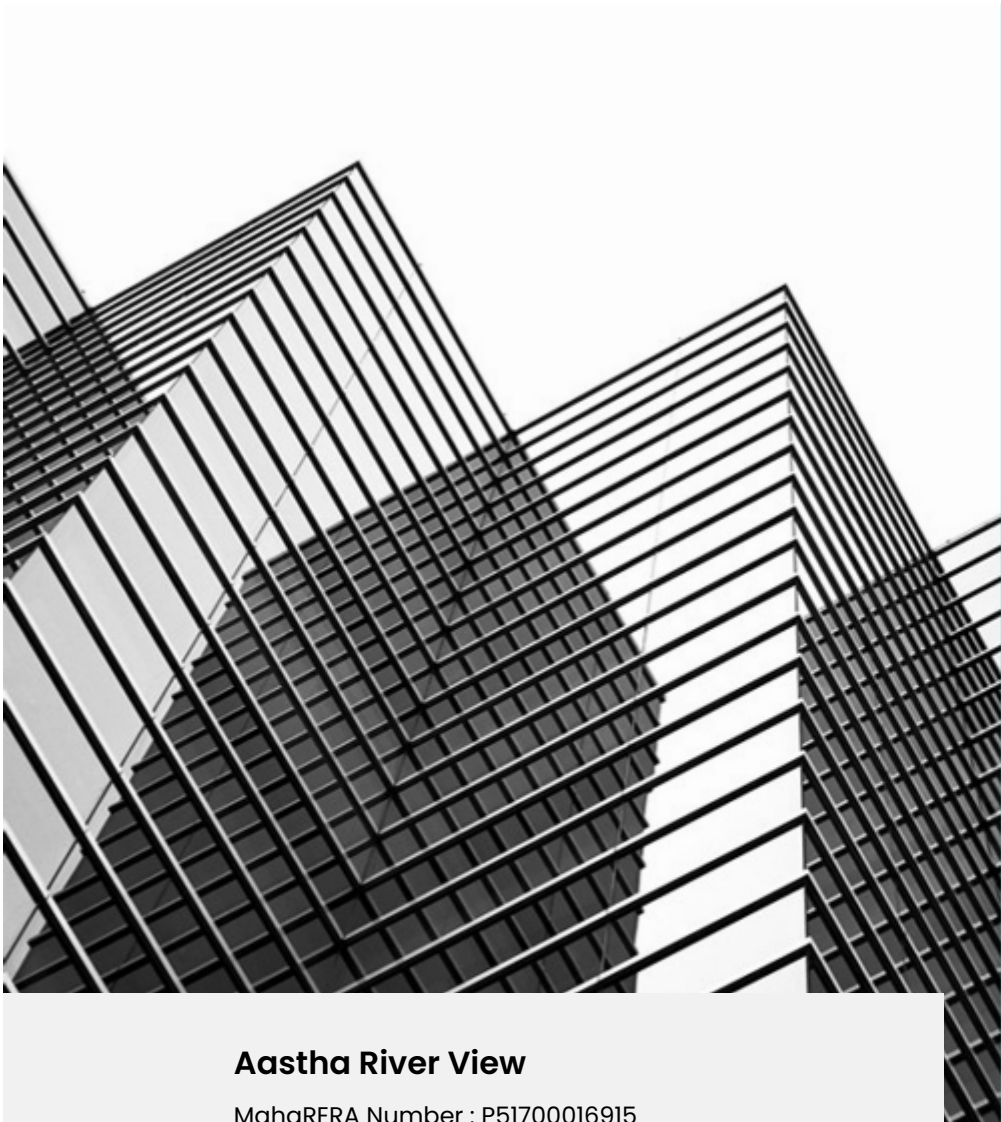


propscience.com

# PROP REPORT



**Aastha River View**

MahaRERA Number : P51700016915



## 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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja A.V.	Taloja Police Station	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 109 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **45.1 Km**
- Navi Mumbai International Airport **14.2 Km**
- Sector 24 Bus stop **190 Mtrs**
- Taloja Phase 2 Metro Station **350 Mtrs**
- Taloja Raliway station **2 Km**
- NH 48 **1.5 Km**
- Apex Multispeciality Hospital **1.2 Km**
- New Horizon Public School **600 Mtrs**
- Little World Mall **9.8 Km**
- Reliance SMART POINT **1.9 Km**

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AASTHA RIVER VIEW

## LAND & APPROVALS

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

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AASTHA RIVER VIEW

## BUILDER & CONSULTANTS

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In 1997, Mr. Himanshu Jain along with his three trusted partners started Grace Estate Consultancy Pvt. Ltd and tightened their hold on many developers and trusted associates. Later in 2004 Mr.Jain along with his wife Mrs.Karishma Jain founded Aastha Group, an innovative Thane realty segment. The company has successfully completed 36 projects and 10 ongoing projects.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

AASTHA RIVER VIEW

## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2022	3600 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Cricket Pitch,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

AASTHA RIVER VIEW

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aastha River View	4	17	12	1 BHK,2 BHK	204
First Habitable Floor				3rd	

## Services & Safety

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

AASTHA RIVER VIEW

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	182.9 – 236.8 sqft

2 BHK	290.6 – 450.8 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

AASTHA RIVER VIEW

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 22550.68	INR 4136000	INR 4550000 to 5870000
2 BHK	INR 22259.21	INR 6540000	INR 7190000 to 11163000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 300000	INR 0

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

### Transaction History

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



# 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	83
Infrastructure	72
Local Environment	90
Land & Approvals	36
Project	76
People	39
Amenities	54

<b>Building</b>	65
<b>Layout</b>	49
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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AASTHA RIVER VIEW

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