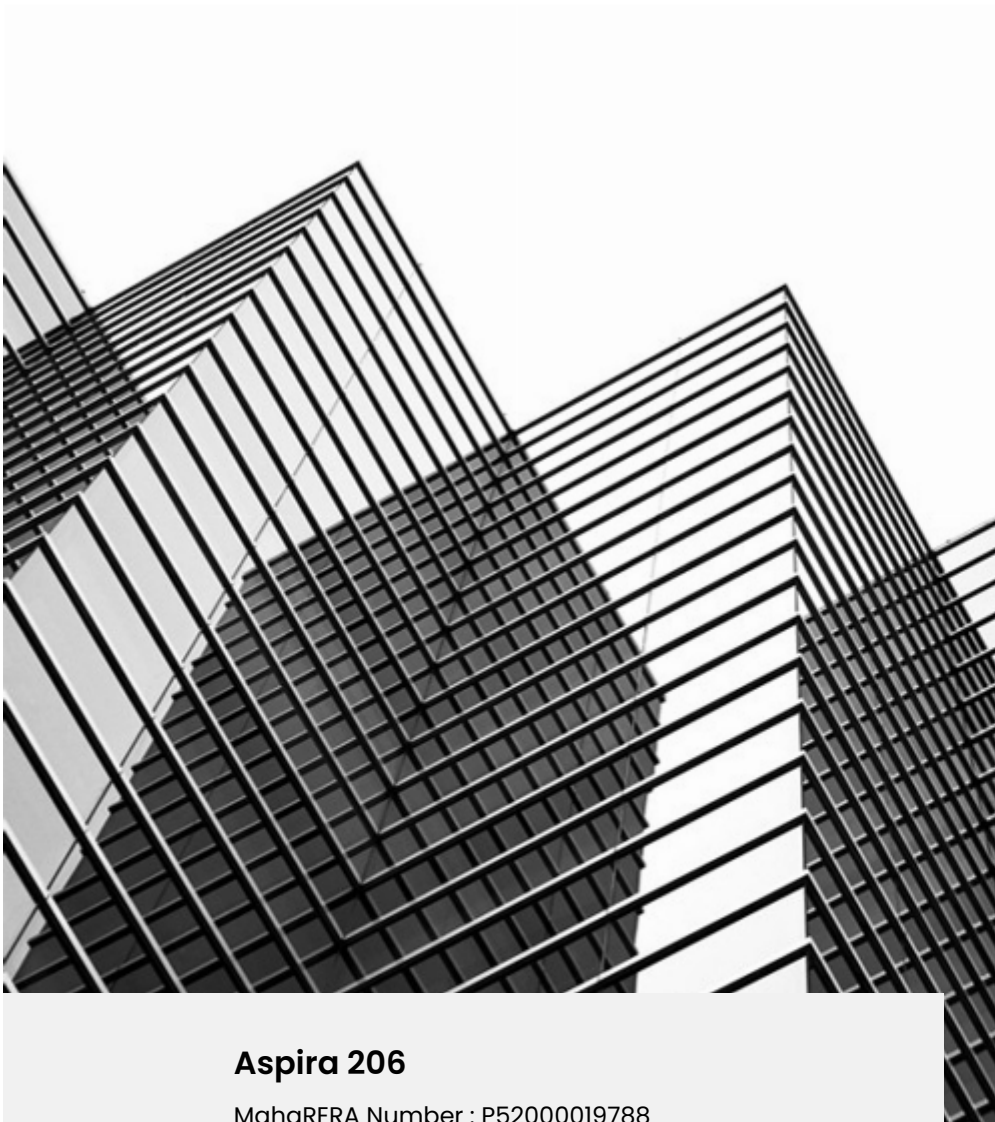


propscience.com

PROP REPORT



Aspira 206

MaharERA Number : P52000019788



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	Panvel City Police Station	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

- Domestic Airport Terminal 1-B **44.3 Km**
- New Mumbai International Airport **10.4 Km**
- Sector 12 Bus Stop **2 Km**
- Panvel Railway Station **3.4 Km**
- NH 48 **2.3 Km**
- Ashtvinayak Hospital **2.1 Km**
- Mahatma International School **2.5 Km**
- Orion Mall **2.7 Km**
- D-Mart **850 Mtrs**

LAND & APPROVALS

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

ASPIRA 206

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ASPIRA 206

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st August, 2022	3520 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aspira 206	6	13	11	1 BHK,2 BHK	143
First Habitable Floor				3rd	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **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
1 BHK	320.65 – 366.4 sqft
2 BHK	443.58 – 498.79 sqft

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

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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 15720.52	INR 5670000	INR 6300000 to 6400000
2 BHK	INR 16419.74	INR 7470000	INR 8300000 to 9100000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC 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
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Place	73
Connectivity	73
Infrastructure	86
Local Environment	90
Land & Approvals	36
Project	71
People	39
Amenities	48
Building	65
Layout	45
Interiors	73
Pricing	40
Total	61/100

Disclaimer

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