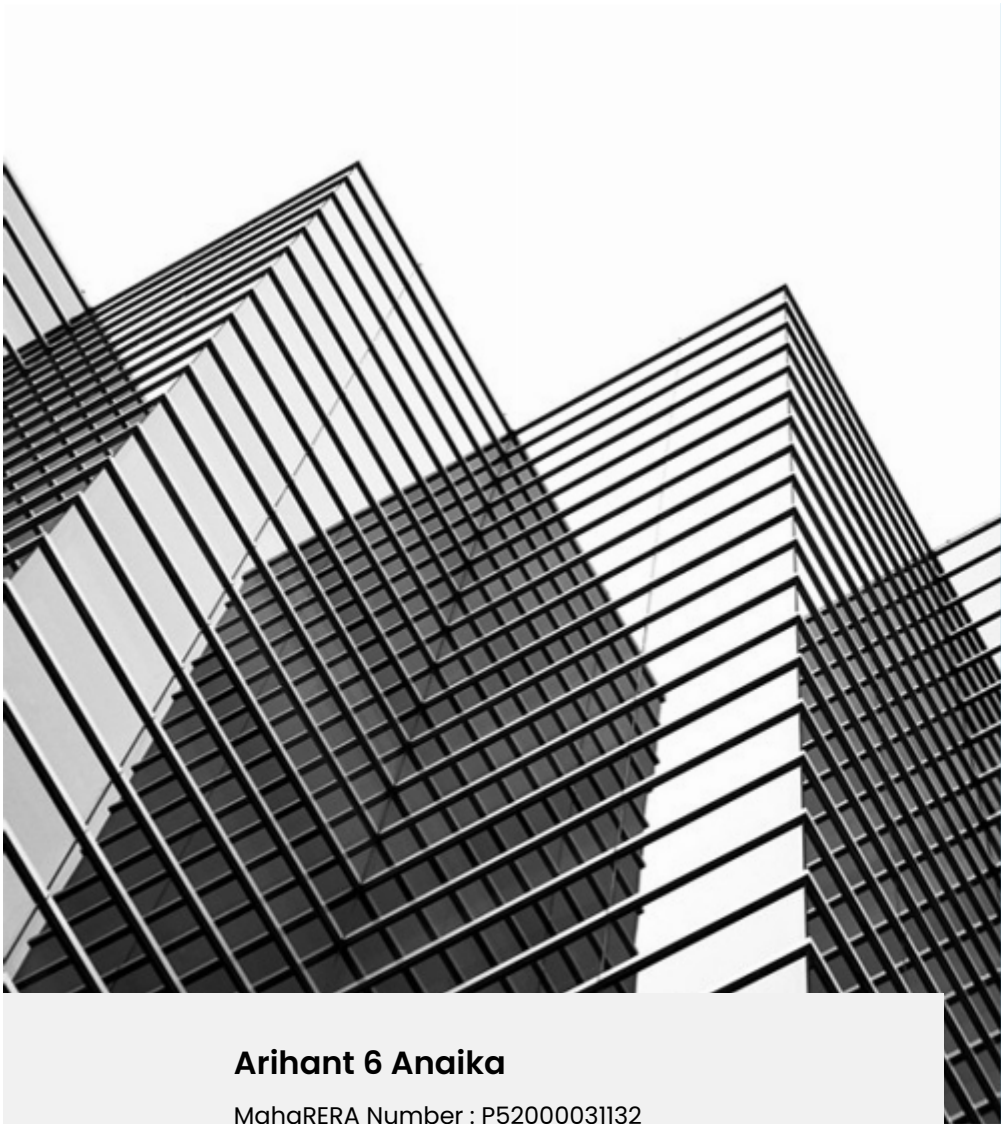


PROP REPORT



Arihant 6 Anaika

MahaRERA Number : P52000031132



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

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
Koynavale	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 41 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **41.9 Km**
- Sector 26, Taloja Bus Stop **1.6 Km**
- Kharghar Railway Station **12 Km**
- NH 48 **4 Km**
- Apex Multispeciality Hospital **3 Km**
- The Elite Public School **3.1 Km**
- Little World Mall **11.3 Km**
- Mayur Super Market **450 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2027	1.53 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports – Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
U Wing	2	13	11	1 BHK,2 BHK	143
V Wing	2	13	10	1 BHK,2 BHK	130
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	364 sqft
2 BHK	528 sqft

1 BHK	364 sqft
2 BHK	528 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	Centralized Air Conditioning System,Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8585.16	INR 3125000	INR 3125000
2 BHK	INR 8617.42	INR 4550000	INR 4550000

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

GST	Stamp Duty	Registration
5%	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,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	346	4	INR 3266750	INR 9441.47
August 2022	346	10	INR 3075000	INR 8887.28
July 2022	346	8	INR 3240000	INR 9364.16
July 2022	513	6	INR 4440000	INR 8654.97
June 2022	346	14	INR 3050000	INR 8815.03
June 2022	513	5	INR 4200000	INR 8187.13
May 2022	513	6	INR 4200000	INR 8187.13
May 2022	346	9	INR 3125000	INR 9031.79
May 2022	513	7	INR 4175000	INR 8138.4
May 2022	513	10	INR 4453000	INR 8680.31
April 2022	346	3	INR 2865000	INR 8280.35

April 2022	346	10	INR 3199300	INR 9246.53
April 2022	513	11	INR 4200000	INR 8187.13
April 2022	346	14	INR 3250000	INR 9393.06
April 2022	513	10	INR 4175000	INR 8138.4
March 2022	513	14	INR 4235000	INR 8255.36
March 2022	346	12	INR 3000000	INR 8670.52
March 2022	346	8	INR 2900000	INR 8381.5
March 2022	346	13	INR 3369000	INR 9736.99
March 2022	513	12	INR 4200000	INR 8187.13

ARIHANT 6 ANAIKA

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	55
Infrastructure	64
Local Environment	90
Land & Approvals	50
Project	71
People	46
Amenities	54
Building	57
Layout	53
Interiors	63
Pricing	40
Total	58/100

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