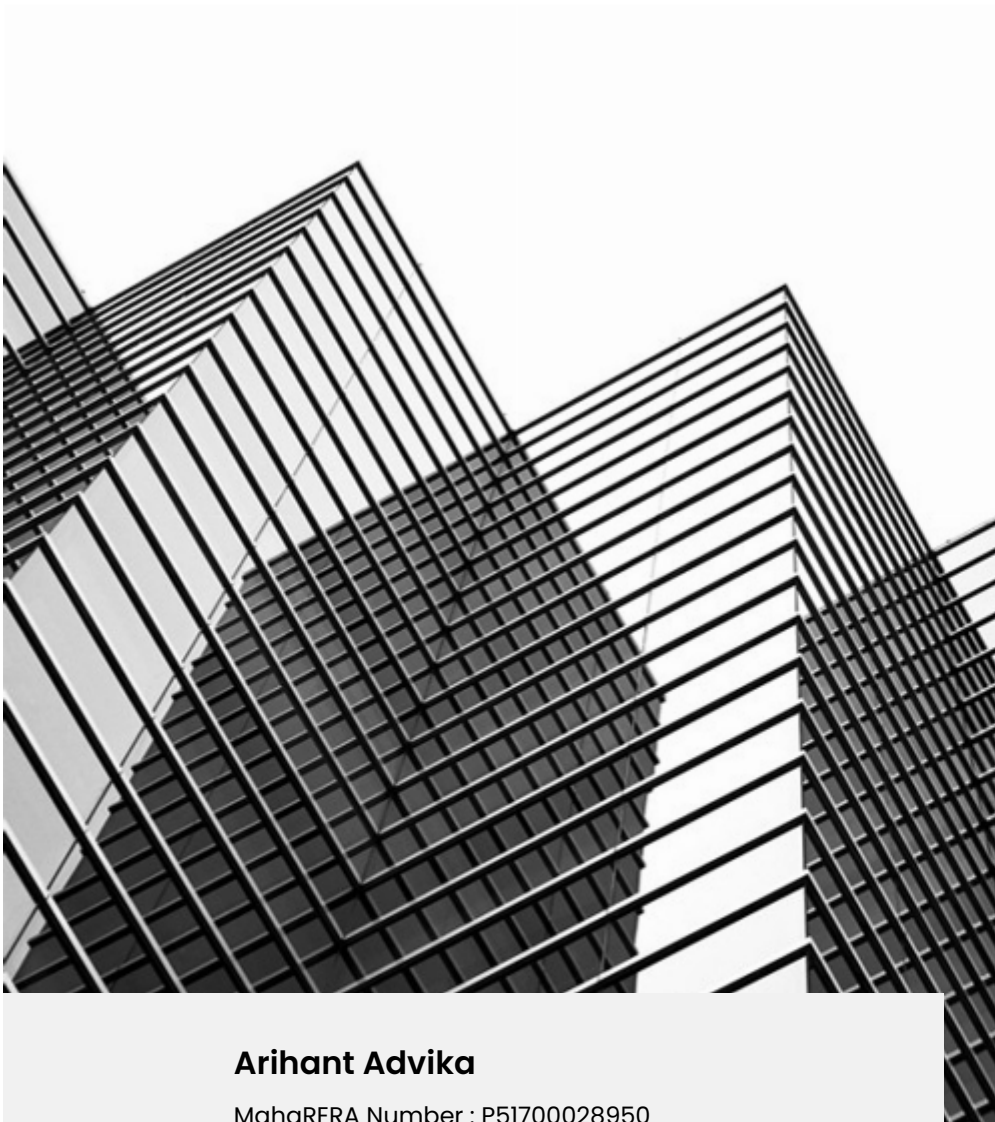


propscience.com

PROP REPORT



Arihant Advika

MahaRERA Number : P51700028950



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 Vashi. Vashi is often known as one of the two gateways to Navi Mumbai. Vashi runs on the Harbour Line of the Mumbai Suburban Railway and is well connected to different parts of Mumbai and Navi Mumbai. The area is regarded as one of the most expensive and well-developed localities in Navi Mumbai. It has ample social infrastructure with plenty of schools, hospitals, banks, hotels, and malls in the vicinity. Various companies including IT/ITeS, BPO, banks and industrial manufacturing have offices in Vashi, thus, making it an ideal choice of residence for employees and working professionals.

Post Office	Police Station	Municipal Ward
Vashi	Vashi Police Station	Vashi

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 80 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal **25.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **20.6 Km**
- Vashi Bus Station **900 Mtrs**
- Vashi Railway Station **2.3 Km**
- Palm Beach Road Vashi **2.4 Km**
- Fortis Hiranandani Hospital **500 Mtrs**
- Fr. Agnel Multipurpose School and Jr College, Sector No. 9A, Juhu Chowpatty Road,Vashi, Navi Mumbai, Maharashtra 400703 **450 Mtrs**
- Inorbit Mall Vashi **2.3 Km**
- D Mart **1.4 Km**

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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
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NA	NA	NA
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PROJECT & AMENITIES



Time Line	Size	Typography
2025 Ready to move	3.8 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Party Lawn
Eco Friendly Features	Landscaped Gardens,Water Storage

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Arihant Advika – Adora	4	26	8	2 BHK	208
Arihant Advika – Benecia	3	26	7	1 BHK,2 BHK,3 BHK	182
Arihant Advika – Clarisa	1	26	11	1 BHK	286
Arihant Advika – Della	5	26	13	1 BHK	338
First Habitable Floor				4th floor	

Services & Safety

- **Security :** Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	620.32 – 726.15 sqft
1 BHK	475.65 sqft
2 BHK	624.41 – 725.59 sqft
3 BHK	762.4 – 937.32 sqft
1 BHK	316.24 sqft
1 BHK	316.24 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring

Finishing	Luster Finish Paint,Laminated flush doors
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 23349.6	INR 7384077	INR 8122484 to 12340263
2 BHK	INR 25912.19	INR 16093887	INR 17703275 to 20723551
3 BHK	INR 23885.38	INR 18210216	INR 20031237 to 24640000

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

GST	Stamp Duty	Registration
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5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,Kotak Bank,PNB Housing Finance Ltd,SBI 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
Place	73
Connectivity	83
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	62
People	46
Amenities	48
Building	42
Layout	58
Interiors	55
Pricing	40
Total	61/100

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