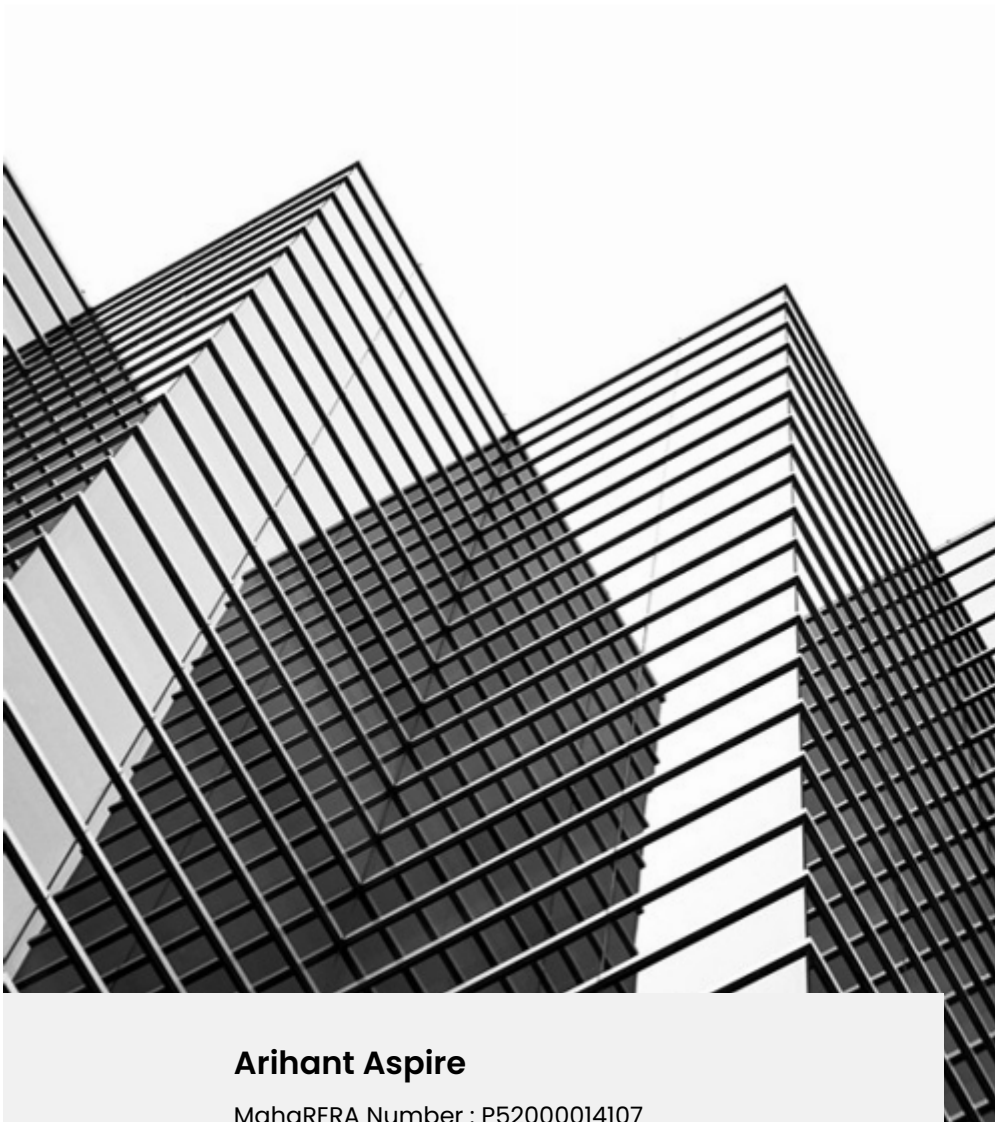


propscience.com

PROP REPORT



Arihant Aspire

MaharERA Number : P52000014107



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 |
|-------------|----------------|----------------|
| Palaspe | NA | 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

- Navi Mumbai International Airport **11.7 Km**
- Palaspe Phata Bus Station **1 Km**
- Panvel Railway Station **5.6 Km**
- NH 66 Rd, Palaspe Phata **260 Mtrs**
- Shifa Hospital **1.3 Km**
- Kendriya Vidyalaya ONGC Pavel **3 Km**
- Orion Mall **5.6 Km**
- D-Mart **1 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|---------|--------------------|
| Completed on 31st December, 2026 | 16 Acre | 1 BHK,2 BHK,Studio |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Basketball Court,Multipurpose Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Deck Area,Sit-out Area |
| Business & Hospitality | Banquet Hall,Party Lawn,Clubhouse |
| 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 |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Iliana | 5 | 42 | 8 | 2 BHK | 336 |
| Hortensia | 4 | 42 | 8 | 2 BHK,Studio | 336 |
| Della | 4 | 42 | 8 | 1 BHK,2 BHK | 336 |
| First Habitable Floor | | | | 4th Flooe | |

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls
- **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 |
|-------------------------|--|
| 2 BHK | 570 sqft |
| 2 BHK | 570 sqft |
| Studio | 398 sqft |
| 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,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 |
|---------------|---------------|-----------------|-------------|
| Studio | INR 14698.49 | INR 5850000 | INR 6500000 |
| 2 BHK | INR 14684.21 | INR 8370000 | INR 9300000 |

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

| | | |
|------------|-------------------|---------------------|
| GST | Stamp Duty | Registration |
|------------|-------------------|---------------------|

| | | |
|-------------------|------------------------|----------------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | 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,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

Transaction History

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

ARIHANT ASPIRE

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 | 63 |
| Connectivity | 65 |
| Infrastructure | 72 |
| Local Environment | 90 |
| Land & Approvals | 56 |
| Project | 65 |
| People | 46 |
| Amenities | 84 |
| Building | 65 |
| Layout | 51 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 64/100 |

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