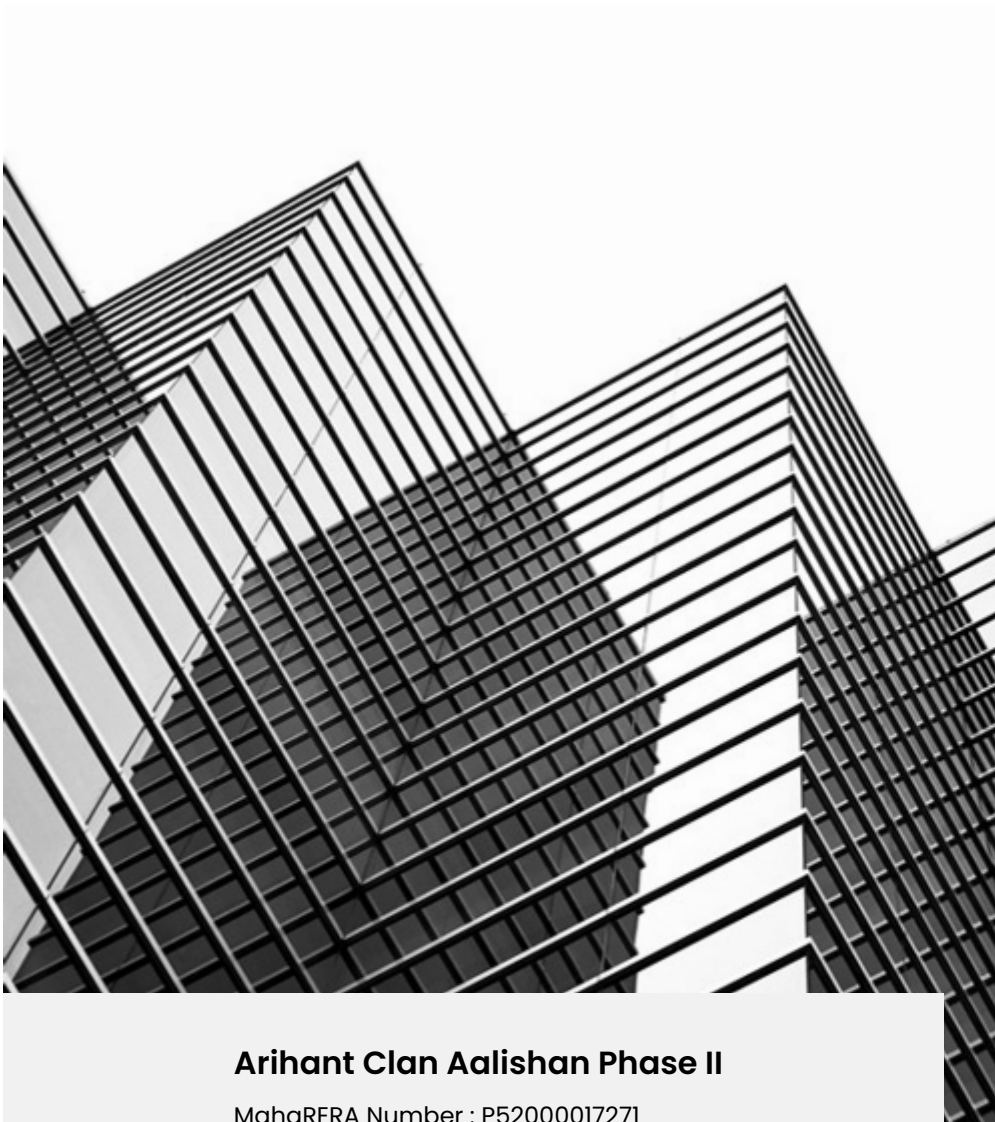


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# PROP REPORT



**Arihant Clan Aalishan Phase II**

MahaRERA Number : P52000017271



# 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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### 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 27 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Navi Mumbai International Airport **18.4 Km**
- Rohinjan Bus Stop **500 Mtrs**
- Sector 35, Metro Station **500 Mtrs**
- Taloja Railway Station **1.5 Km**
- Panvel Road **350 Mtrs**
- Apex Multispeciality Hospital **2.3 Km**
- The Elite Public School **2.4 Km**
- Little World Mall **9 Km**
- D-Mart **5.7 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	2	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
Completed on 31st December, 2027	5.5 Acre	2 BHK,3 BHK,4 BHK,Studio

## Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,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
Baraz 2	4	47	8	2 BHK,3 BHK,Studio	376
Zeenat	4	47	2	4 BHK	94
First Habitable Floor				6th Floor	

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	570.48 sqft
3 BHK	828.82 sqft
Studio	365.97 sqft
4 BHK	1259.38 sqft

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

Flooring	Vitrified 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 19427.82	INR 7110000	INR 7900000
2 BHK	INR 19562.47	INR 11160000	INR 12400000
3 BHK	INR 17699.86	INR 14670000	INR 16300000
4 BHK	INR 15007.38	INR 18900000	INR 21000000

**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	INR 600000	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,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.

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PHASE II

## 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	55
Connectivity	83

<b>Infrastructure</b>	58
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	62
<b>Project</b>	70
<b>People</b>	46
<b>Amenities</b>	70
<b>Building</b>	65
<b>Layout</b>	59
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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PHASE II

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