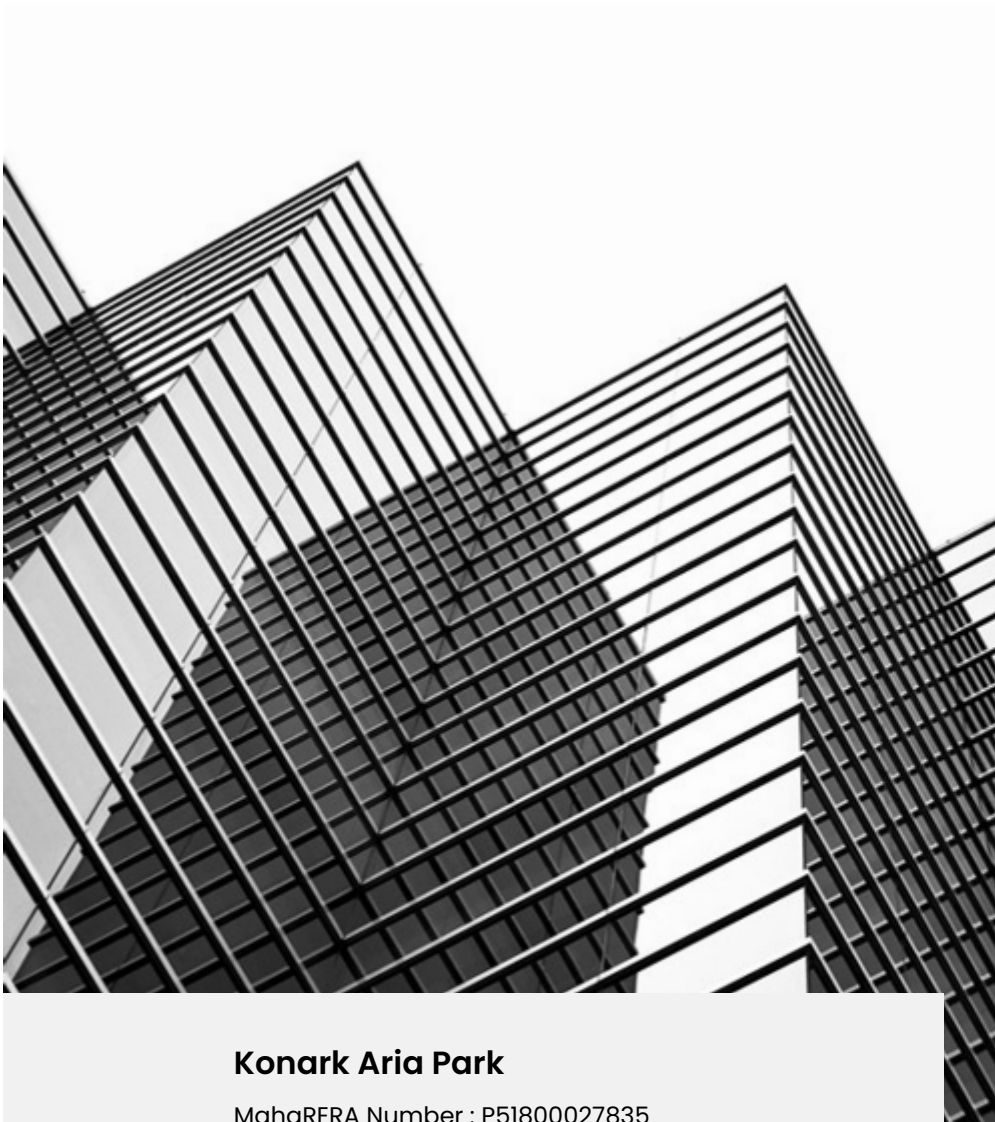


propscience.com

PROP REPORT



Konark Aria Park

MahaRERA Number : P51800027835



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 Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund East	Navghar Police Station	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 120 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15.9 Km**
- Hanuman Chowk **400 Mtrs**
- Mulund Railway Station **400 Mtrs**
- Eastern Express Hwy, Maharashtra **1 Km**
- Apex Hospitals Mulund **3.7 Km**
- Bombay Presidency International School **900 Mtrs**
- R Mall, Lal Bahadur Shastri Rd, Kamgar Colony, Mulund West, Mumbai, Maharashtra 400080 **2.8 Km**
- Sahyog Super Market **450 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been built is freehold. On the basis of representations and statements made by Shri. Sunil Gupta and three others being Partners of M/s. Konark Realtors in their Declaration, we have come to the conclusion that M/S. KONARK REALTORS are owners and have right to develop the said property.

Encumbrances

This project is clear, marketable and free from all encumbrances.

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

BUILDER & CONSULTANTS

Group Konark is a reputable real estate developer in Mumbai, Navi Mumbai, and Panvel. The company was founded in 1987 by C'Shekher Hingarh, an architect and civil engineer. They have successfully completed projects in Mumbai, Thane, Navi Mumbai and Panvel. At present they have three ongoing projects that comprises of 1,60,000sqft at JP Road, Andheri West. Additionally, the company owns several land parcels in Mumbai and Old Panvel.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KONARK ARIA PARK

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	1.2 Acre	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Tennis Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

KONARK ARIA PARK

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aria Park	3	22	4	2 BHK,3 BHK	88
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

KONARK ARIA PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	714 - 716 sqft

3 BHK	1001 – 1031 sqft
-------	------------------

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

KONARK ARIA PARK

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
---------------	---------------	-----------------	-----------

2 BHK	--	--	INR 15700000 to 16200000
3 BHK	--	--	INR 22600000 to 23300000

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,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank

Transaction History

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

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
Infrastructure	78
Local Environment	70
Land & Approvals	44
Project	74
People	46
Amenities	50

Building	67
Layout	70
Interiors	45
Pricing	40
Total	60/100

KONARK ARIA PARK

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.