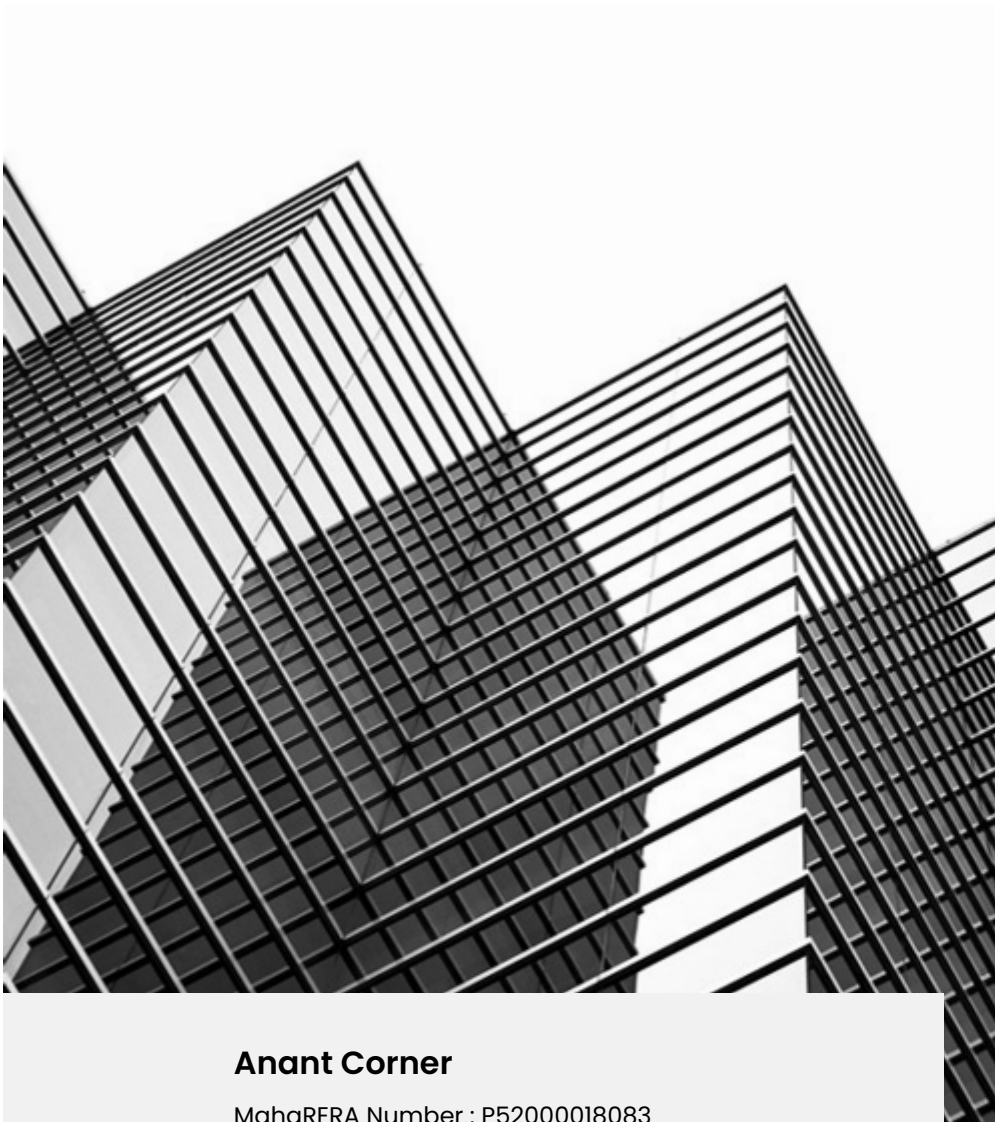


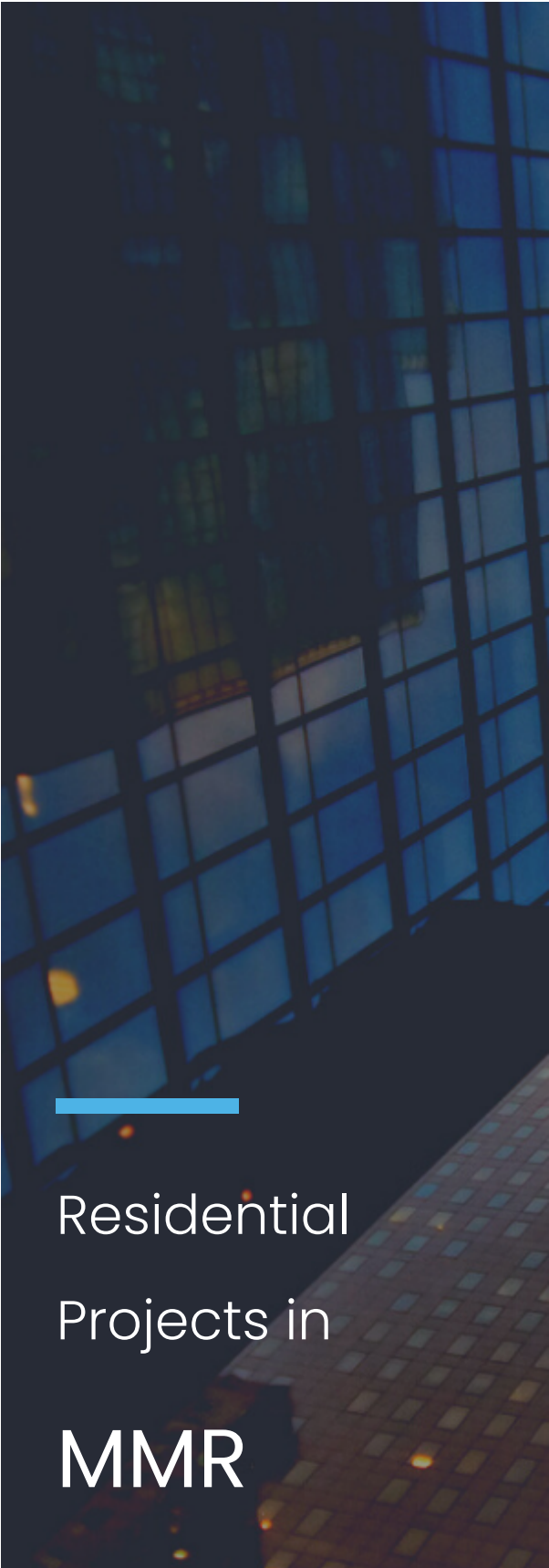
propscience.com

PROP REPORT



Anant Corner

MahaRERA Number : P52000018083



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
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Navi Mumbai International Airport **22.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **53.1 Km**
- Uran Railway Station **2.5 Km**
- CarePoint Hospital **1.6 Km**
- Anmol English Medium School **1.1 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	1549.99 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Anant Corner	2	13	4	1 BHK,2 BHK,Studio	52
First Habitable Floor				2nd	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	258 – 269 sqft
2 BHK	430 – 452 sqft
Studio	200 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 15750	INR 3150000	INR 3500000
1 BHK	INR 15000	INR 3870000	INR 4300000 to 4484000
2 BHK	INR 13340.71	INR 5850000	INR 6500000 to 6700000

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

GST	Stamp Duty	Registration
5%	3%	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	NA
Bank Approved Loans	HDFC 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	53
Connectivity	33
Infrastructure	46
Local Environment	30
Land & Approvals	36
Project	55

People	46
Amenities	42
Building	53
Layout	38
Interiors	45
Pricing	30
Total	42/100

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