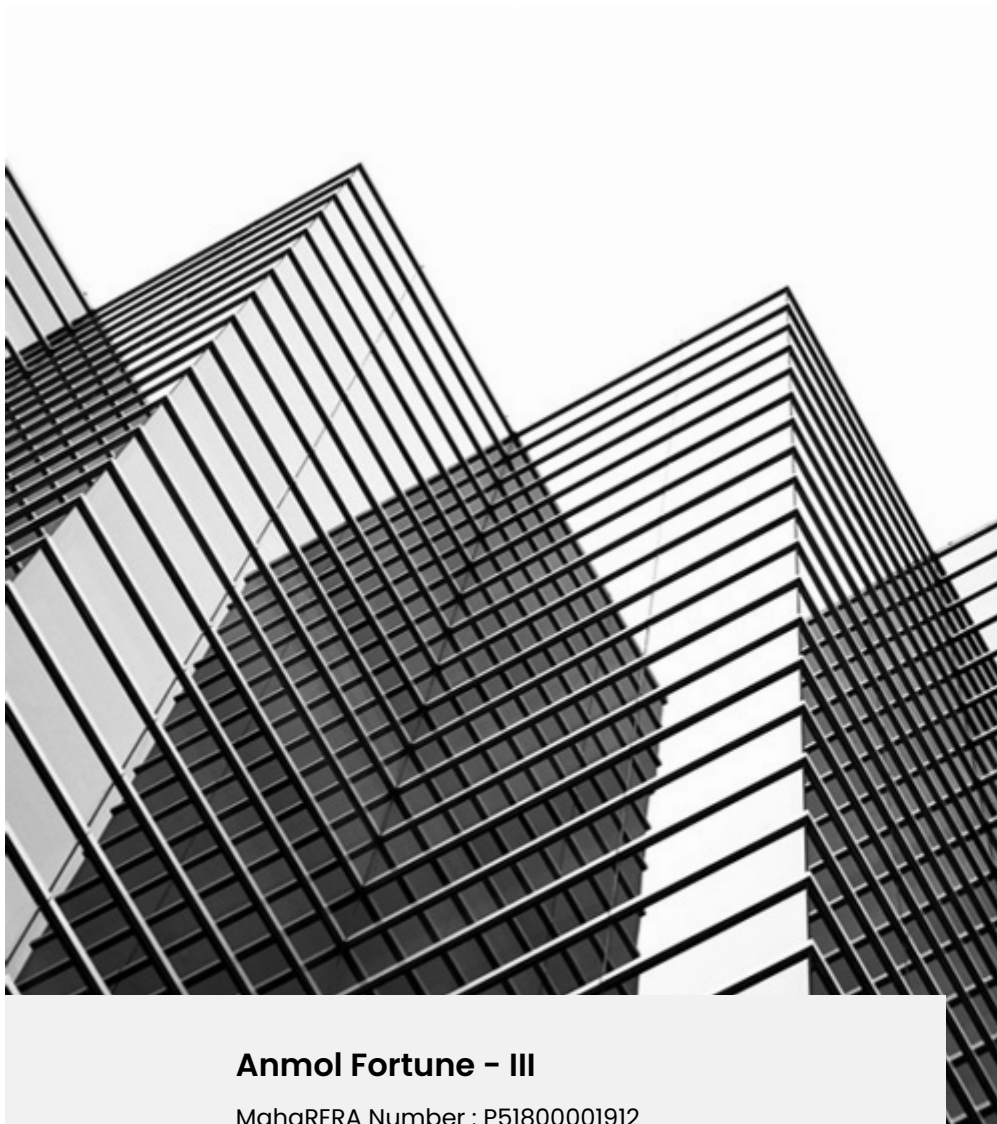


propscience.com

# PROP REPORT



**Anmol Fortune - III**

MahaRERA Number : P51800001912



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar Iii, Sane Guruji Nagar, Kala Galli, Mitha Nagar, Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

#### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.8 Km**
- Goregaon Bus Depot **2.2 Km**
- Goregaon Railway Station **1.0 Km**
- Kapadia Multispeciality Hospital **270 Mtrs**
- Vivek Vidyalaya & Junior College **1.0 Km**
- Inorbit Mall **2.5 Km**
- Hyper City **2.1 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	NA	3

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# BUILDER & CONSULTANTS

The Wadhwa Group has a rich history dating back over half a century, built on our customers' and stakeholders' confidence and belief. The group is one of Mumbai's most prominent real estate developers, with current residential, commercial, and township projects totalling to roughly 4.21 million square metres (developed, ongoing, and projected). The group has an advantage over its competitors due to timely project completion, good planning, and design innovation. The company is also well-known for its employee-friendly and professional work environment. Over 20,000+ pleased consumers and 150+ MNC corporate tenants make up the group's clientele today.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	871.21 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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
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Wing E	5	32	8	2 BHK,3 BHK	256
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First Habitable Floor	1st
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## Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	711 sqft
3 BHK	901 - 1105 sqft

Floor To Ceiling Height	NA
Views Available	NA

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 22700000
3 BHK	--	--	INR 28764425 to 35277125

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,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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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	1060	15	INR 22100000	INR 20849.06



<b>April 2022</b>	711	17	INR 21500000	INR 30239.1
<b>March 2022</b>	711	13	INR 21000000	INR 29535.86
<b>February 2022</b>	711	13	INR 20200000	INR 28410.69
<b>January 2022</b>	1060	19	INR 25000000	INR 23584.91
<b>November 2021</b>	711	11	INR 21000000	INR 29535.86
<b>October 2021</b>	1060	5	INR 21100000	INR 19905.66
<b>September 2021</b>	1104	3	INR 27954500	INR 25321.11
<b>September 2021</b>	1105	31	INR 26582500	INR 24056.56
<b>July 2021</b>	711	16	INR 20800000	INR 29254.57
<b>June 2021</b>	900	7	INR 22260000	INR 24733.33
<b>April 2021</b>	1013	26	INR 26850000	INR 26505.43
<b>March 2021</b>	1272	14	INR 22400000	INR 17610.06

<b>March 2021</b>	1351	2	INR 28500000	INR 21095.48
<b>February 2021</b>	900	2	INR 21840000	INR 24266.67
<b>February 2021</b>	711	17	INR 17700000	INR 24894.51
<b>January 2021</b>	1239	22	INR 25446000	INR 20537.53
<b>January 2021</b>	782	1	INR 17479995	INR 22352.93
<b>December 2020</b>	782	30	INR 17735250	INR 22679.35
<b>December 2020</b>	1104	27	INR 29300000	INR 26539.86

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	65
<b>Infrastructure</b>	86
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	42
<b>Project</b>	68
<b>People</b>	56
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	45
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>53/100</b>

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