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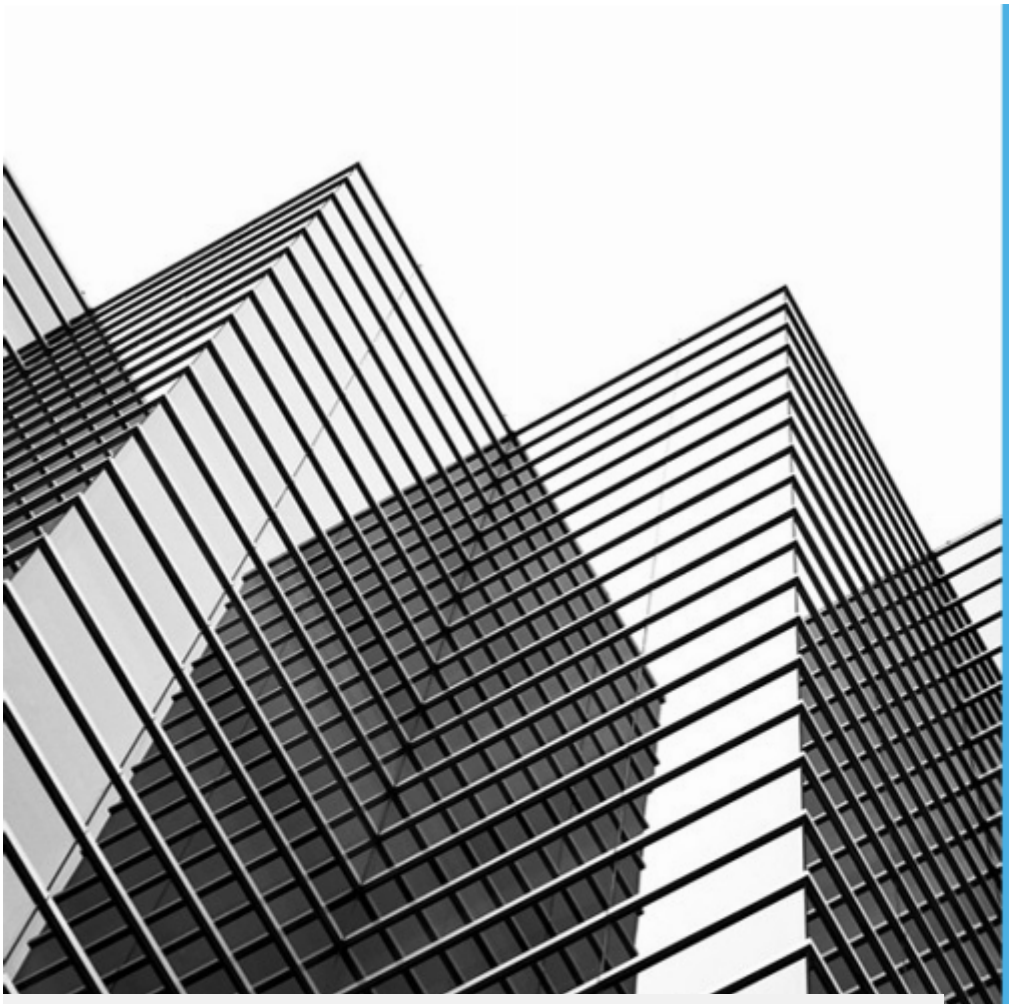
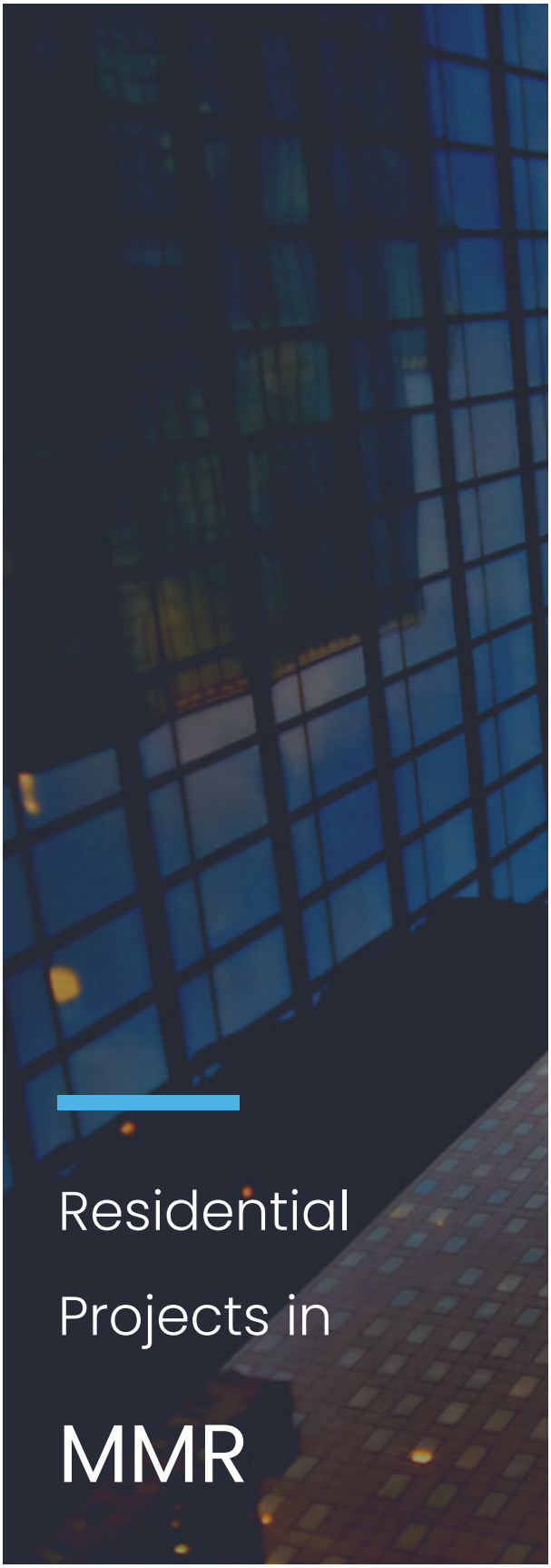
PROP REPORT



Kanakia Sevens

MahaRERA Number : P51800000388



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Marol Naka Metro Station **0.7 Km Km**
- Andheri Railway Station **6.0 Km Km**
- Seven Hills Hospital **1.3 Km Km**
- Bombay Scottish School **2.6 Km Km**

KANAKIA SEVENS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	7	NA

KANAKIA SEVENS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KANAKIA SEVENS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1.26 Acre	1 BHK,2 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track

Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

KANAKIA SEVENS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	19	4	1 BHK,2 BHK	76
Wing B	2	19	3	1 BHK	57
Wing C	3	19	5	1 BHK,2 BHK	95
Wing D	3	19	6	1 BHK,2 BHK	114
Wing E	3	19	5	1 BHK,2 BHK	95
Wing F	2	19	3	1 BHK,2 BHK	57
Wing G	3	19	5	1 BHK,2 BHK	95

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

KANAKIA SEVENS

FLAT INTERIORS

Configuration	RERA Carpet Range

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA

Technology	NA
White Goods	Air Conditioners

KANAKIA SEVENS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

Bank Approved Loans	NA

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	508	NA	INR 11015100	INR 21683.27
May 2022	609	6	INR 11306616	INR 18565.87
April 2022	501	NA	INR 10262500	INR 20484.03
April 2022	928	NA	INR 15200000	INR 16379.31
March 2022	507	NA	INR 6949250	INR 13706.61
March 2022	990	NA	INR 15050000	INR 15202.02
March 2022	607	17	INR 10200000	INR 16803.95

February 2022	792	8	INR 16788000	INR 21196.97
January 2022	501	1	INR 11960000	INR 23872.26
January 2022	795	18	INR 20900000	INR 26289.31
January 2022	507	1	INR 11207000	INR 22104.54
December 2021	558	19	INR 10000000	INR 17921.15
December 2021	580	15	INR 11250000	INR 19396.55
November 2021	798	9	INR 15632500	INR 19589.6
October 2021	1068	6	INR 16831000	INR 15759.36
October 2021	795	18	INR 20002445	INR 25160.31
September 2021	807	4	INR 15300000	INR 18959.11

September 2021	932	13	INR 16150000	INR 17328.33
July 2021	799	4	INR 19008700	INR 23790.61
July 2021	508	4	INR 9645600	INR 18987.4

KANAKIA SEVENS

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	65
Connectivity	33
Infrastructure	40
Local Environment	30

Land & Approvals	56
Project	65
People	48
Amenities	36
Building	53
Layout	34
Interiors	30
Pricing	30
Total	**43/100**

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