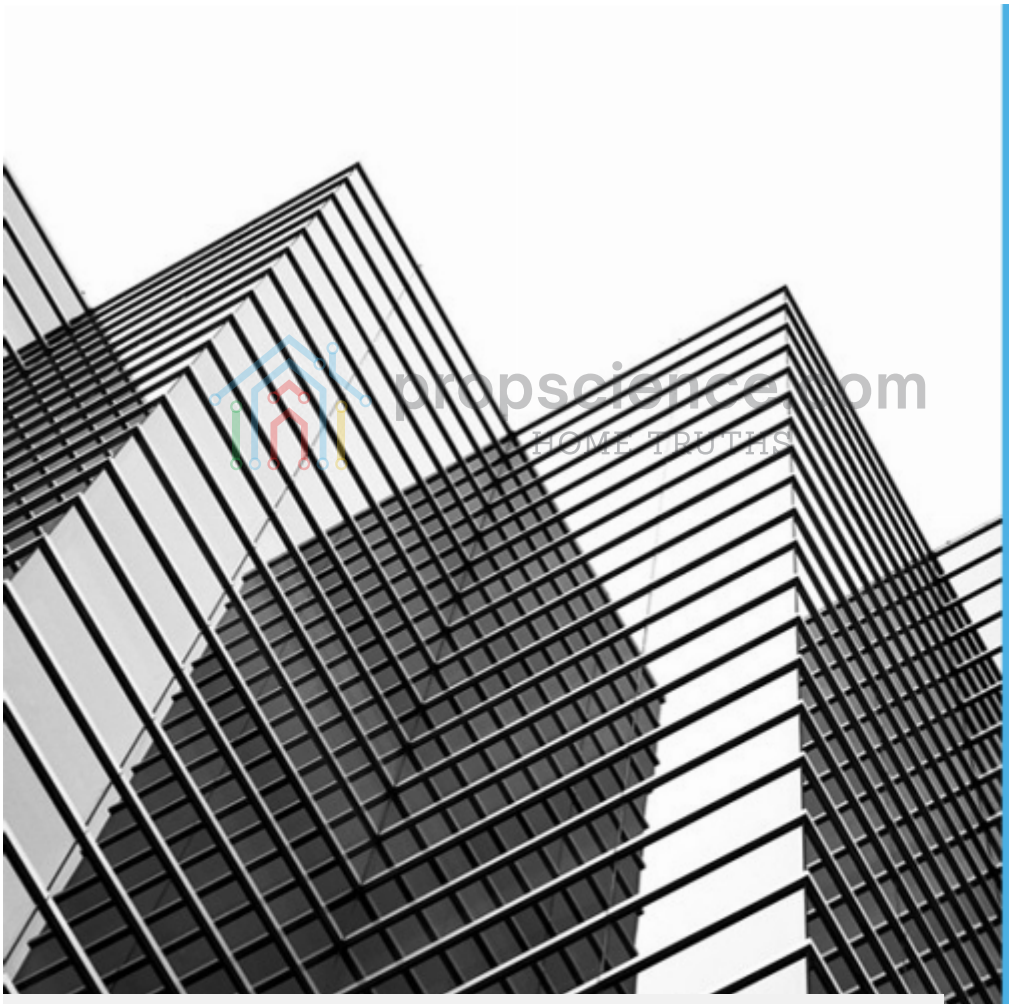
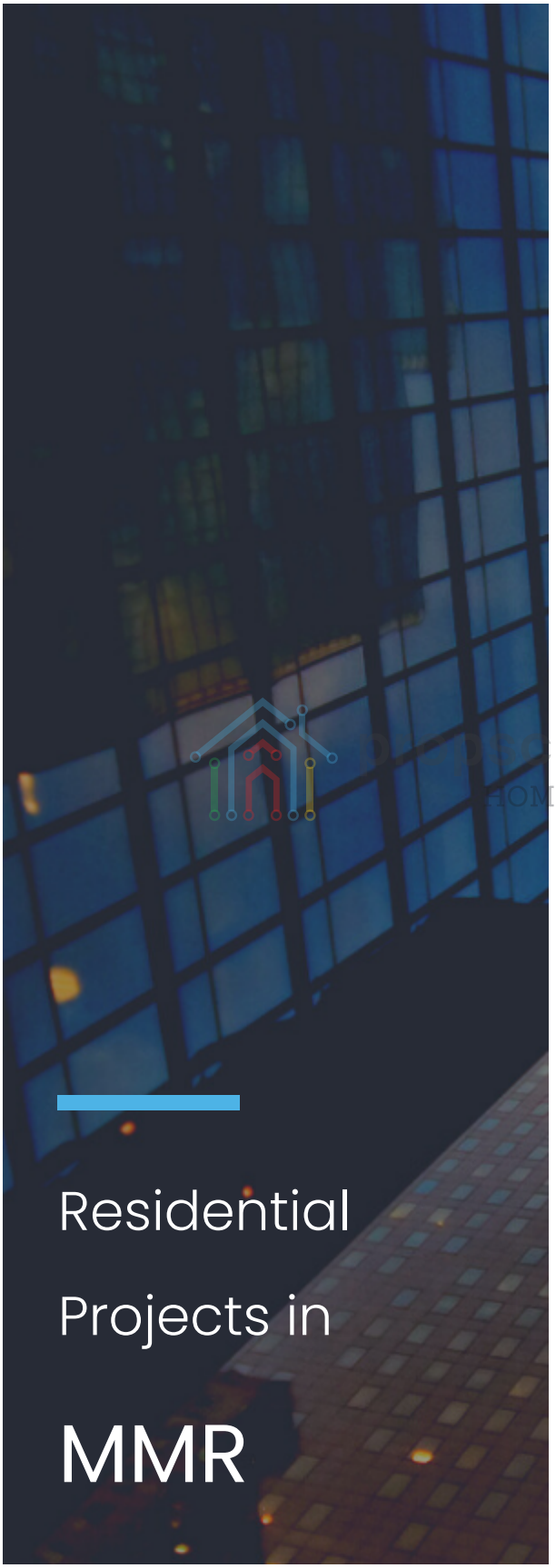
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PROP REPORT



Sanghvi Heights

MahaRERA Number : P51900010060



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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LOCATION

The project is in Antop Hill. Antop Hill is a neighbourhood in Mumbai to the east of the Harbour railway line. Antop Hill is well known for the Central Govt. Housing Colony. Many parts of Antop Hill are occupied by slums. The central section of the hill has the Indian Oil Depot.

Post Office	Police Station	Municipal Ward
Antop Hill	Antop Hill Police Station	Ward F North

Neighborhood & Surroundings

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The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 300 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.4 Km**
- Antop Hill Bus Stop **950 Mtrs**
- Wadala Railway Station **1.5 Km**
- Rafi Ahmed Kidwai Rd **1.1 Km**
- Antop Hill Hospital **1.8 Km**
- St. Joseph High School **1.1 Km**
- Imax Cinema, Bhakti Park **3.7 Km**
- Vashi SuperS.M Patel Kirana Stores,Market **700 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed appears to be lease hold. It has been leased to the current developer, SANGHVI PREMISES PRIVATE LIMITED via an SRA scheme. However, the lease period is not mentioned anywhere in the title document uploaded on the MahaRERA website.

Encumbrances

As per documents uploaded on the MahaRERA website, there does not appear to be any charges, claimants or mortgages attached to the project.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2021	8	1

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SANGHVI HEIGHTS

BUILDER & CONSULTANTS

Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SANGHVI HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 20th December, 2018	0.73 Sqft	2 BHK

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Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym
Leisure	NA
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

SANGHVI HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	21	4	2 BHK	84

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **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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SANGHVI HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	637 - 657 sqft

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

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Light Fittings
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Geyser

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SANGHVI HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26687.6	INR 17000000	INR 21000000 to 22500000

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

GST	Stamp Duty	Registration
1%	3%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 800000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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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.

April 2022	547	12	INR 16200000	INR 29616.09
March 2022	539	NA	INR 19873000	INR 36870.13
October 2021	636	14	INR 17062000	INR 26827.04403
September 2021	636	13	INR 16000000	INR 25157.2327
June 2021	1027	9	INR 24000000	INR 23369.03603
May 2021	522	11	INR 15000000	INR 28735.63218
February 2021	504	12	INR 15062000	INR 29884.92063
January 2021	522	14	INR 16066000	INR 30777.77778
September 2020	547	14	INR 14703500	INR 26880.25594
July 2020	547	11	INR 16594000	INR 30336.38026
March 2020	977	14	INR 20445000	INR 20926.30502

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November 2019	977	13	INR 19350000	INR 19805.52712
October 2019	761	11	INR 20500000	INR 26938.23916
August 2019	504	9	INR 15000000	INR 29761.90476
June 2019	504	10	INR 15106000	INR 29972.22222
June 2019	504	11	INR 15825000	INR 31398.80952
September 2018	736	9	INR 16000000	INR 21739.13043
August 2018	735	7	INR 16000000	INR 21768.70748
August 2018	699	13	INR 16182000	INR 23150.21459
May 2018	613	6	INR 17100000	INR 27895.59543

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SANGHVI HEIGHTS

PROJECT PROPSCORE

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Category	Score
Place	48
Connectivity	83
Infrastructure	78
Local Environment	73
Land & Approvals	50
Project	69
People	56
Amenities	36

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Building	53
Layout	63
Interiors	63
Pricing	30
Total	**58/100**

SANGHVI HEIGHTS

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