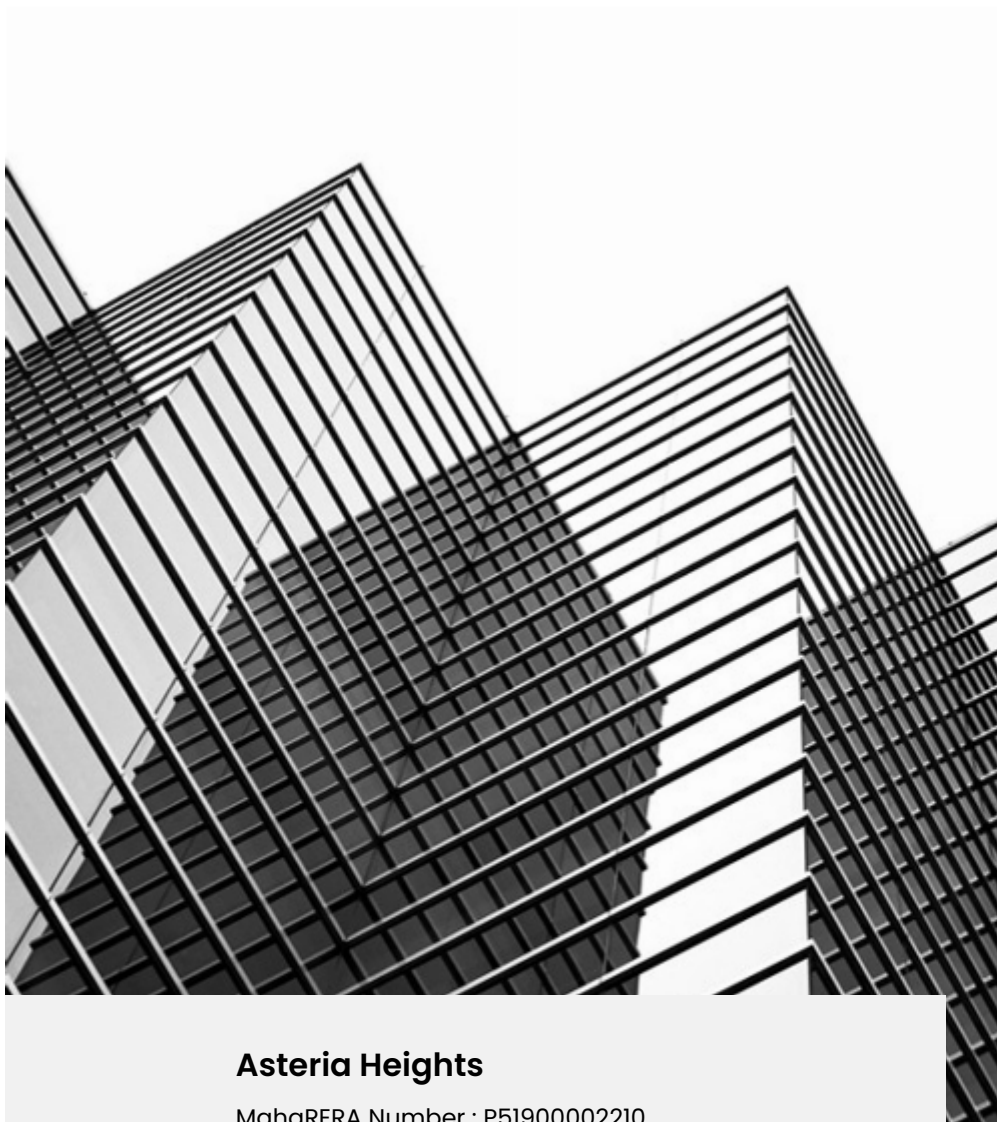


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PROP REPORT



Asteria Heights

MahaRERA Number : P51900002210



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 Prabhadevi. Prabhadevi is a small affluent neighbourhood of Mumbai City, situated between Dadar to the north, Worli to the south and the Arabian Sea to the west. It begins starts at Sayani Road Junction and ends at Babasaheb Worlikar Chowk. The famous Siddhivinayak Temple and Prabhadevi Temple are in this neighbourhood. The area is also home to popular artistic centres such as the Saffron Art Gallery and Ravindra Natya Mandir Theatre.

| Post Office | Police Station | Municipal Ward |
|---------------------|----------------|----------------|
| New Prabhadevi Road | NA | Ward G North |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 65 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.30 Km**
- Parel bus depot MSRTC, 2nd Floor Parel Premises Gokhale Road Opp Motiwal Oswal Towers Parel West Mumbai South Junction, Parel Bus Depot, Dighe Nagar, Parel, Mumbai, Maharashtra 400025 **290 Mtrs**
- Dadar Terminus, 2R5V+X37, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **1.90 Km**
- Eastern Express Highway **1.20 Km**
- Life Care Hospital, Shilpa Apartments, 1st Floor, Shankar Ghanekar Rd, Dadar West, Prabhadevi, Mumbai, Maharashtra 400028 **550 Mtrs**
- Convent Girls' High School, K.Gadgil Marg, Prabhadevi, Mumbai, Maharashtra 400025 **700 Mtrs**
- Nakshatra Mall, Ranade Rd, Dadar West, Dadar, Mumbai, Maharashtra 400028 **1.50 Km**
- Vinayak Laxman Vagdhare Mandai, SK Bole Marg, Dadar West, Prabhadevi, Mumbai, Maharashtra 400028 **950 Mtrs**

ASTERIA HEIGHTS

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 2 | 1 |

ASTERIA HEIGHTS

BUILDER & CONSULTANTS

| | | |
|--------------------------|------------------|-------------------------|
| Project Funded By | Architect | Civil Contractor |
| NA | NA | NA |

ASTERIA HEIGHTS

PROJECT & AMENITIES

| | | |
|----------------------------------|-------------|-------------------|
| Time Line | Size | Typography |
| Completed on 30th November, 2021 | 0.75 Acre | 1 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Gymnasium,Indoor Games Area |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting |

ASTERIA HEIGHTS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| ASTERIA HEIGHTS | 3 | 22 | 3 | 1 BHK,2 BHK,3 BHK | 66 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : Society Office,Security System / CCTV,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

ASTERIA HEIGHTS

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 514 sqft |
| 2 BHK | 877 - 958 sqft |

3 BHK

1065 - 1321 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Road View / No View

| | |
|---|--|
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

ASTERIA HEIGHTS

COMMERCIALS

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

| | | | |
|-------|-----------|--------------|--------------------------|
| 1 BHK | INR 45000 | INR 23130000 | INR 23130000 |
| 2 BHK | INR 45000 | INR 39465000 | INR 39465000 to 43110000 |
| 3 BHK | INR 45000 | INR 47925000 | INR 47925000 to 59445000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 0% | 6% | INR 30000 |
| 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 | HDFC Bank,PNB Housing Finance Ltd |

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 | 83 |
| Connectivity | 83 |
| Infrastructure | 100 |
| Local Environment | 100 |
| Land & Approvals | 56 |
| Project | 68 |
| People | 39 |
| Amenities | 36 |

| | |
|------------------|---------------|
| Building | 77 |
| Layout | 50 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 66/100 |

ASTERIA HEIGHTS

Disclaimer

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