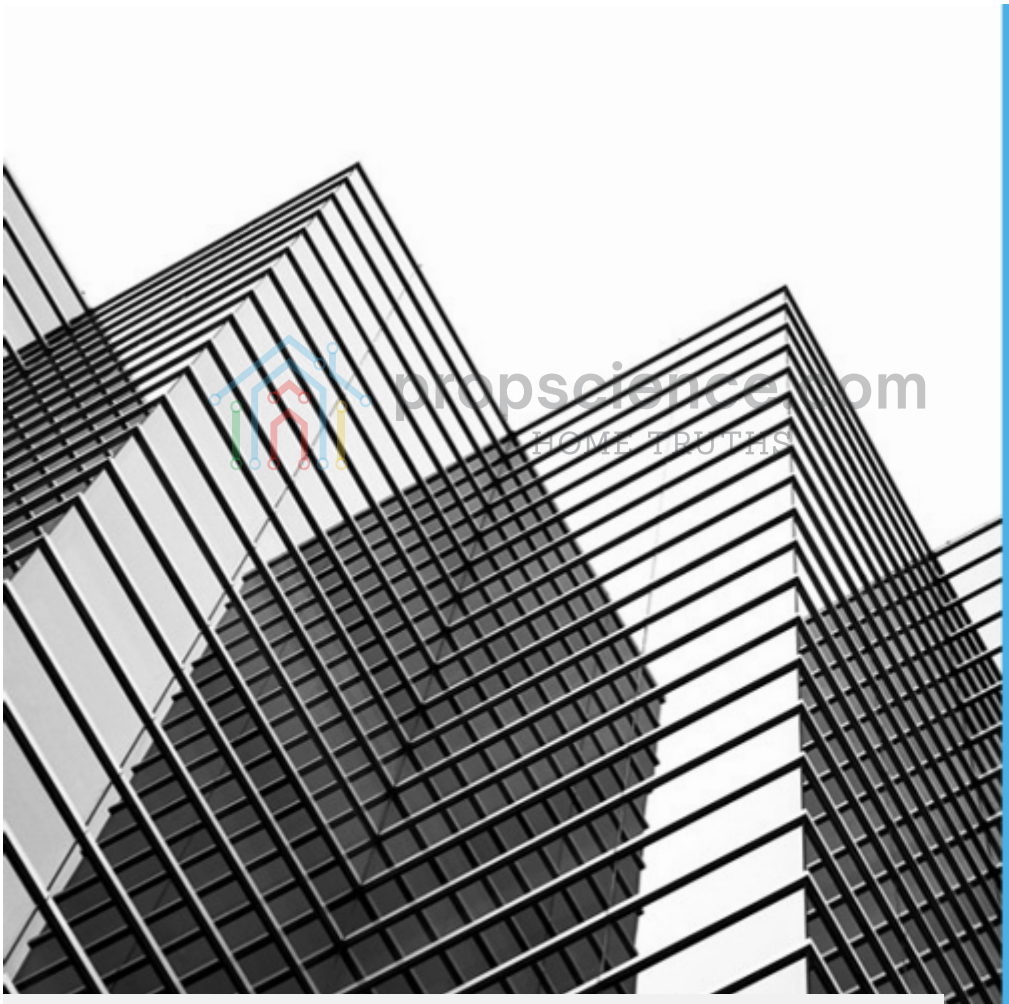
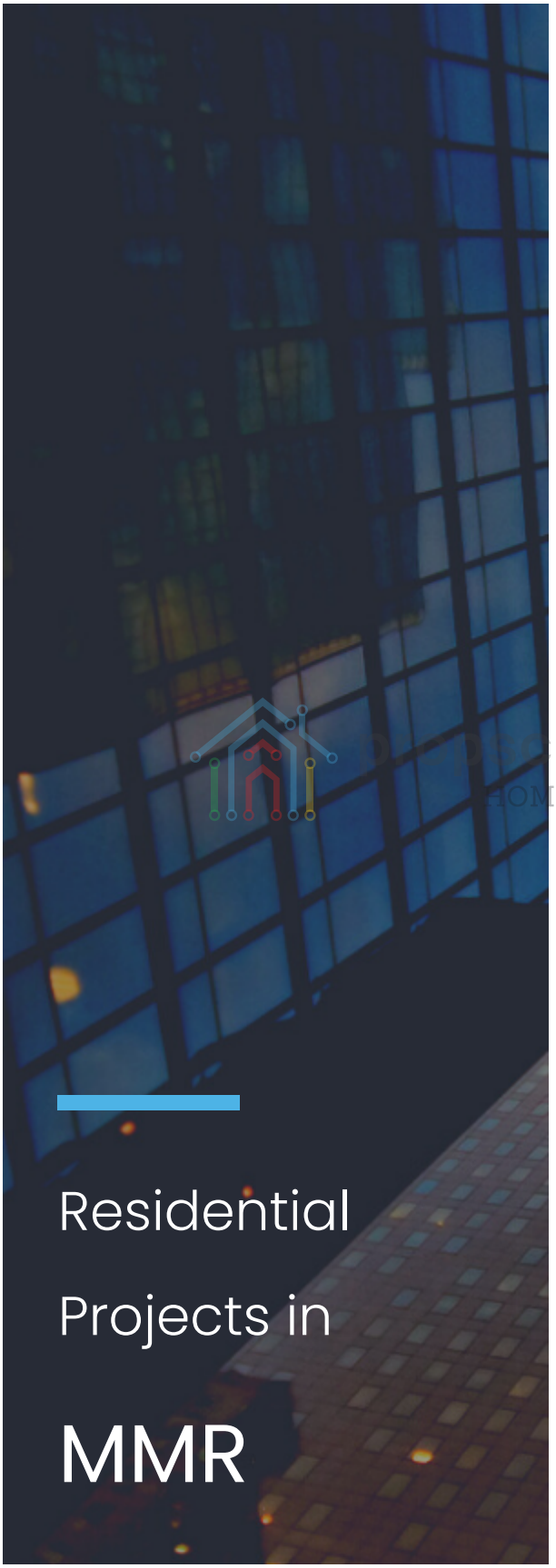
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# PROP REPORT




**Anmol Durga Enclave**

MahaRERA Number : P51700022467



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.

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# LOCATION

The project is in Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | NA | NA |

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## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- International Airport **26.6 Km**
- Mira Road Railway Station **3.2 Km**
- Thunga Hospital **1.3 Km**
- RBK School **1.6 Km**
- Maxus Mall **2.5 Km**

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

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

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2023 | 1920 Sqmt | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | NA |
| **Leisure** | NA |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Waste Segregation,Landscaped Gardens |

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# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Durga Enclave | 1 | 8 | 6 | 1 BHK,2 BHK | 48 |

| | |
|---|---|
| **First Habitable Floor** | 2nd |

## Services & Safety

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

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 348 - 358 sqft |
| 2 BHK | 508 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform |

| | |
|---|---|
| **Finishing** | Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

ANMOL DURGA ENCLAVE

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 4525000 to 4655000 |
| 2 BHK | -- | -- | INR 6600000 |

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**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 | INR 0 | INR 0 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | Axis Bank,DHFL Bank,HDFC Bank,IDBI 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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# 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** | 63 |
| **Connectivity** | 23 |
| **Infrastructure** | 66 |
| **Local Environment** | 30 |
| **Land & Approvals** | 44 |
| **Project** | 65 |
| **People** | 39 |
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 53 |
| **Pricing** | 30 |
| **Total** | **45/100** |

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ANMOL DURGA ENCLAVE

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