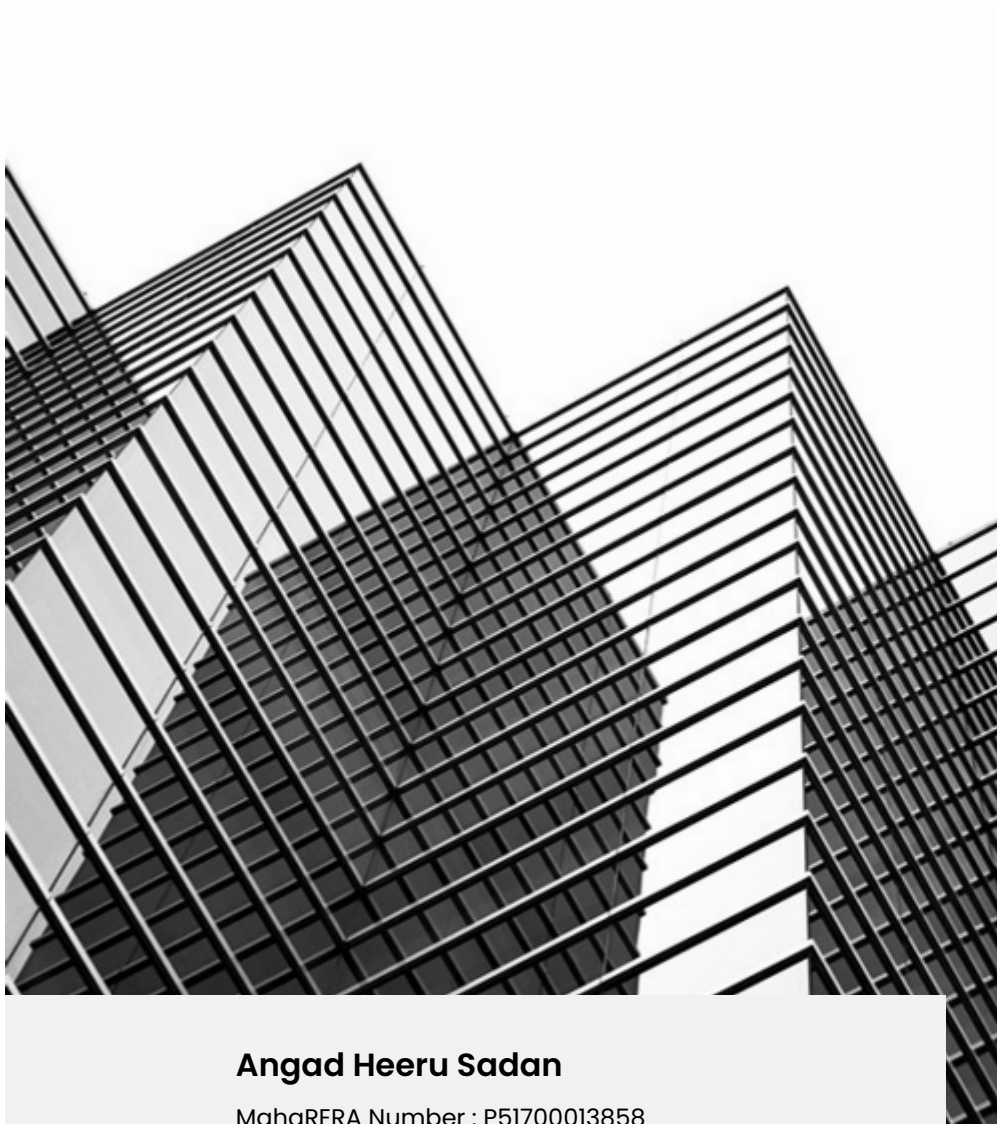


propscience.com

# PROP REPORT



**Angad Heeru Sadan**

MahaRERA Number : P51700013858



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Bhayander West. Bhayandar West is a densely populated 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 West is separated from the East by the Mumbai Suburban Railway line which connects it to Mumbai city. Bhayandar West comprises of several affordable housing projects and has a budding social, commercial, and physical infrastructure. The locality of Bhayandar has seen tremendous economic growth in the last two decades owing to a vast number of manufacturing units being set up in the East. The availability of cheap affordable housing solutions has made it all the more attractive for families from nearby localities and towns. The area comprises of mainly Hindus and Muslims and a small minority of other communities. The local languages spoken include Hindi and Gujrati.

Post Office	Police Station	Municipal Ward
Navghar	navgaon	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **26.6 Km**
- Bhayandar Railway Station **1.7 Km**
- Tembha Hospital **3.3 Km**
- Mount Carmel School **3.4 Km**
- Maxus Mall **3.1 Km**

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ANGAD HEERU SADAN

## LAND & APPROVALS

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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 October, 2020	1360.49 Sqmt	1 BHK,2 BHK

## Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Heeru Sadan	2	8	7	1 BHK,2 BHK	56

First Habitable Floor

1st

## Services & Safety

- **Security** : 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	440 sqft
2 BHK	550 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
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<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
1 BHK	--	--	INR 9000000
2 BHK	--	--	INR 11000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 0	INR 0
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<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,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
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<b>Place</b>	53
<b>Connectivity</b>	33
<b>Infrastructure</b>	42
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>42/100</b>

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