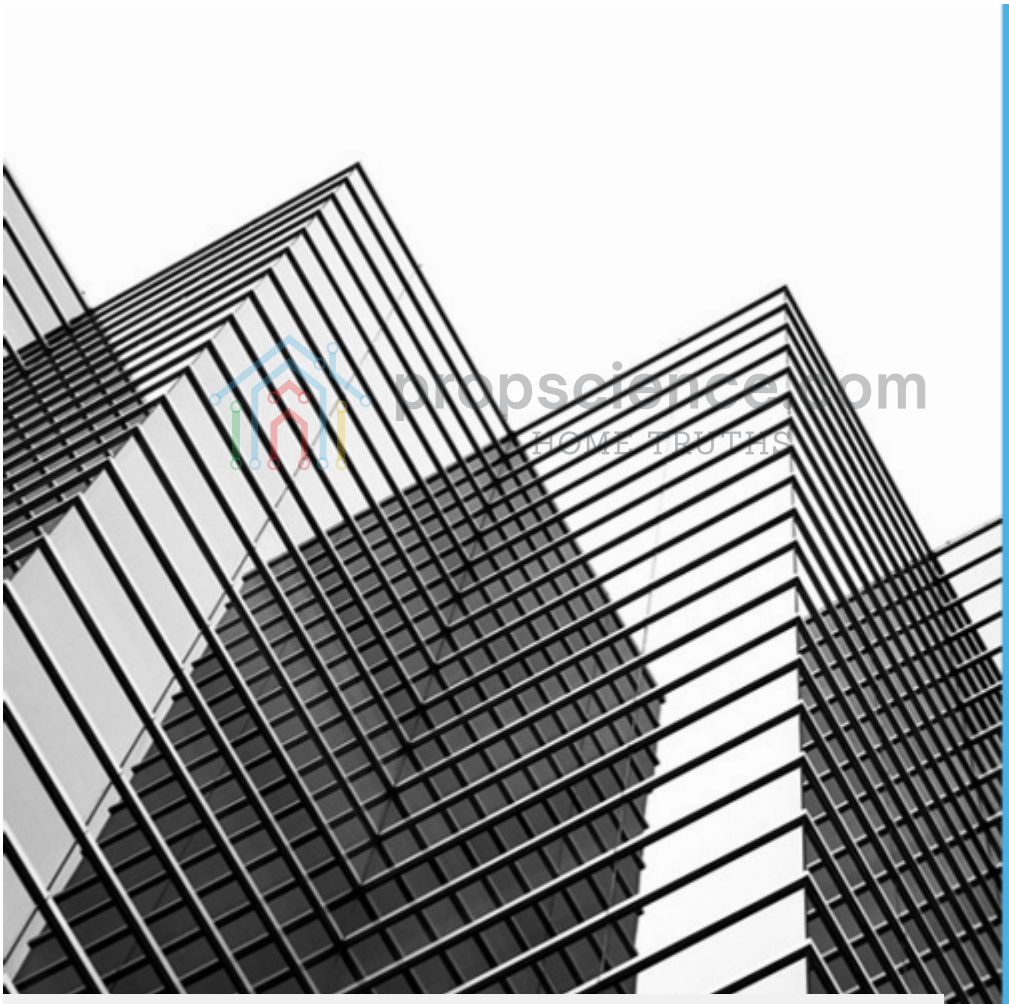
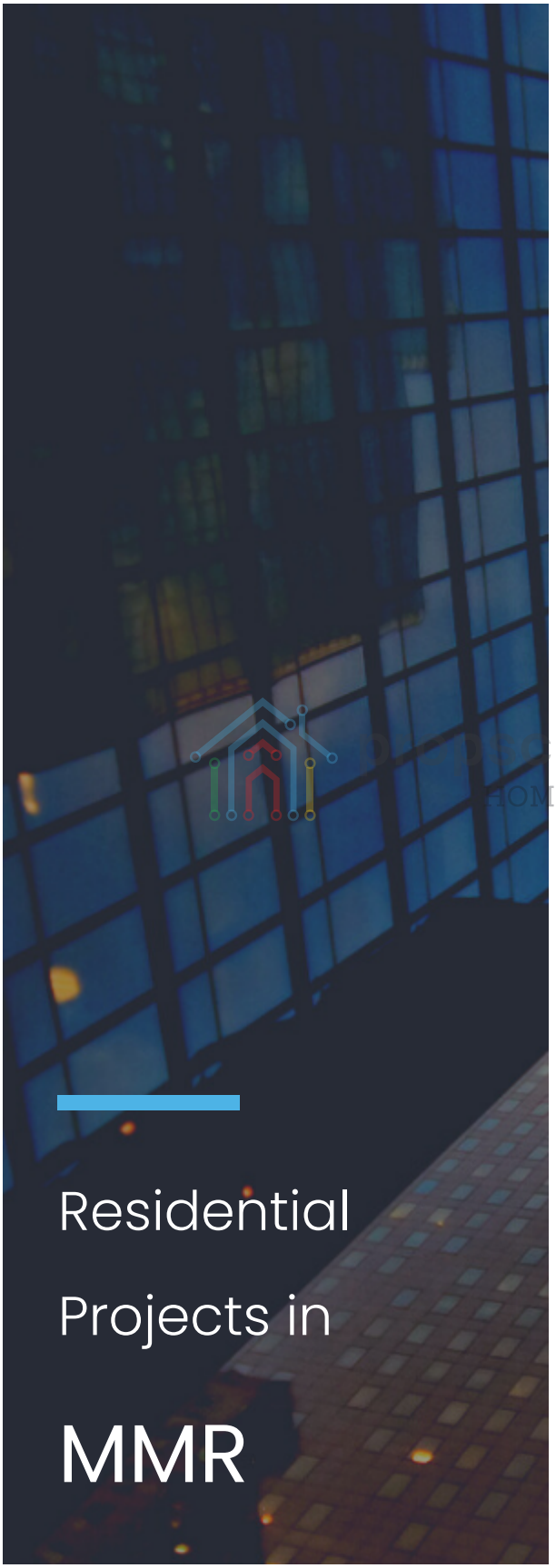
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PROP REPORT



Sanghvi Heights Phase 2

MahaRERA Number : P51900026345



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 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

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Neighborhood & Surroundings

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**
- S.M Patel Kirana Stores, **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.

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	6	1

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 PHASE 2

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	0.73 Acre	2 BHK,3 BHK

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 PHASE 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Phase 2	2	21	4	2 BHK,3 BHK	84

First Habitable Floor	1st Floor

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **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

SANGHVI HEIGHTS PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	592 sqft
3 BHK	845 sqft

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

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

White Goods	Geyser,Water Purifier

SANGHVI HEIGHTS PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 20000000
3 BHK	--	--	INR 28550000

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

GST	Stamp Duty	Registration
5%	5%	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,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

SANGHVI HEIGHTS PHASE 2

ANNEXURE A

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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 26827.04
September 2021	636	13	INR 16000000	INR 25157.23
June 2021	1027	9	INR 24000000	INR 23369.04

May 2021	522	11	INR 15000000	INR 28735.63
February 2021	504	NA	INR 15062000	INR 29884.92
January 2021	522	14	INR 16066000	INR 30777.78
September 2020	547	14	INR 14703500	INR 26880.26
July 2020	547	11	INR 16594000	INR 30336.38
March 2020	977	14	INR 20445000	INR 20926.31
November 2019	977	NA	INR 19350000	INR 19805.53
October 2019	761	11	INR 20500000	INR 26938.24
August 2019	504	9	INR 15000000	INR 29761.9

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SANGHVI HEIGHTS PHASE 2

PROJECT PROPSCORE

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Category	Score
Place	48
Connectivity	83
Infrastructure	78
Local Environment	73
Land & Approvals	50
Project	74
People	56
Amenities	42
Building	53
Layout	66

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Interiors	80
Pricing	30
Total	**61/100**

SANGHVI HEIGHTS PHASE 2

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