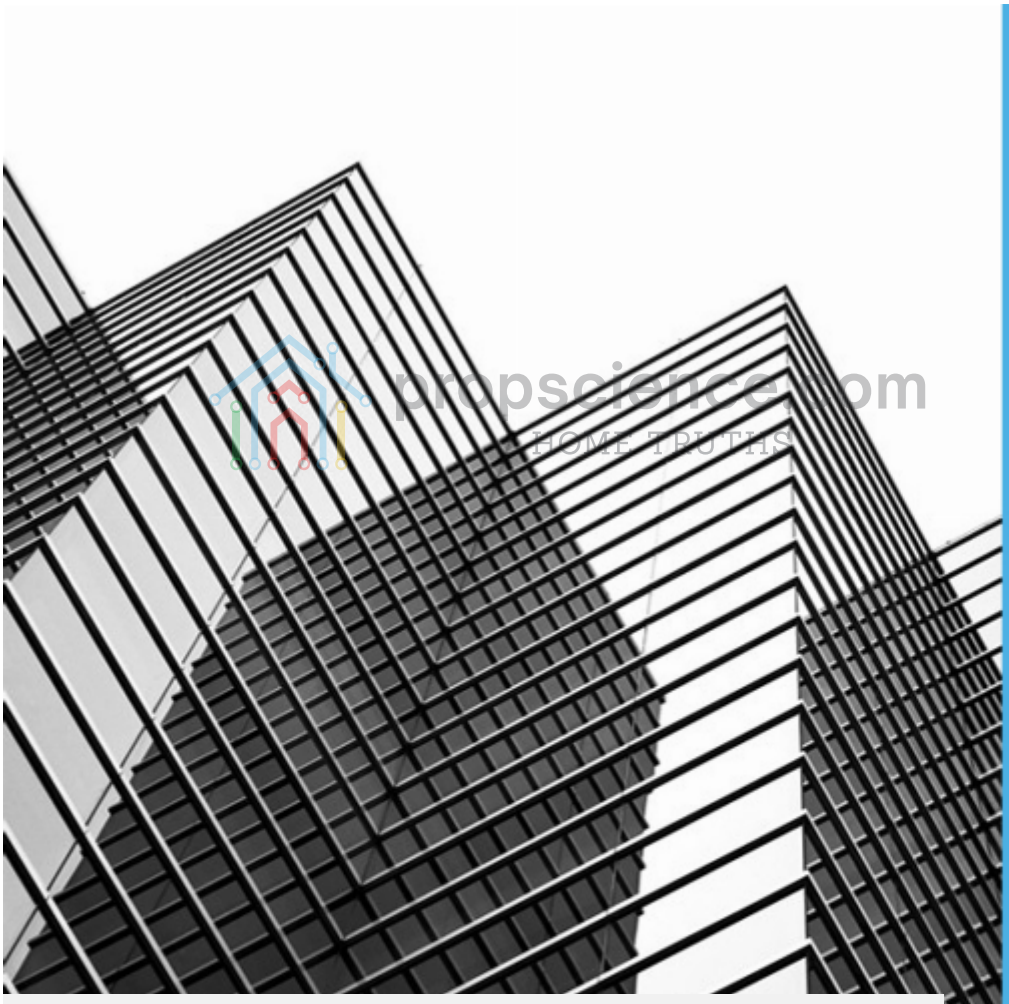
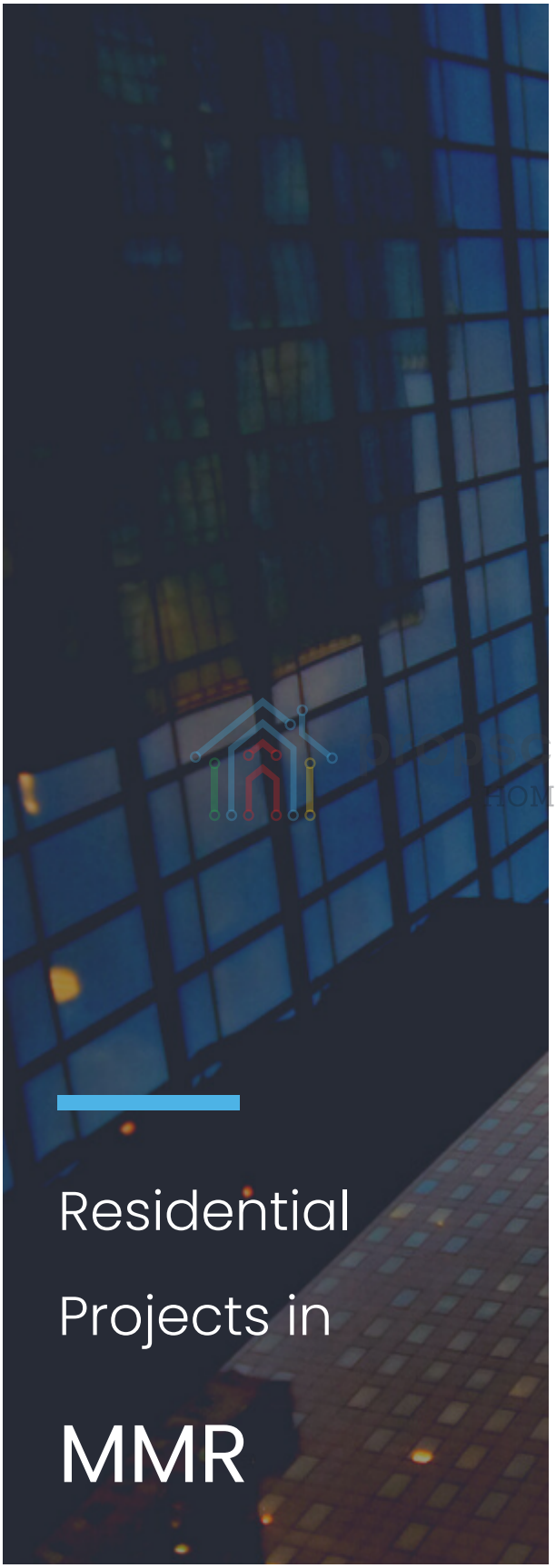
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PROP REPORT



Ankur Grandeur

MahaRERA Number : P99000033095



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

Post Office	Police Station	Municipal Ward
Nallosapare E	Nalasopara Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **52 Km**
- Mohak City **200 Mtrs**
- Virar Railway Station **2.2 Km**
- Virar Phata, Kaner, Maharashtra 401303 **12.6 Km**
- Aarush Hospital Suruchi Apartment Manvelpada Virar East, Suruchi Apartment, Aarush Hospital, Ground floor, Manvelpada Rd, near Mohak City, Virar, Maharashtra 401305 **550 Mtrs**
- Yash Vidya Niketan, Virar East, Virar, Maharashtra **900 Mtrs**
- The Capital Mall, The Capital Mall Off New Link Road Village, Achole Rd, Nalasopara East, Maharashtra 401209 **4.3 Km**
- D Mart, Virar - Nallasopara Link Rd, Swastik Eptiom, Ekvira Darshan, Virar East, Virar, Maharashtra 401305 **1.1 Km**

LAND & APPROVALS

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

ANKUR GRANDEUR

BUILDER & CONSULTANTS

Ankur Lifespaces only provides excellence and strives to exceed expectations in everything we do. They believe working with "all the heart" has the potential to change the world. They operate with a high level of accountability, taking full responsibility for upholding their commitment to excellence. Their goal is to change the real estate industry through superior talent and revolutionary technology.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ANKUR GRANDEUR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	1304 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Multipurpose Court,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Pergola
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ankur Granduer	3	23	10	1 BHK	230

Ankur Granduer	3	23	10	2 BHK	230
Ankur Granduer	3	23	10	Studio	230

First Habitable Floor	1st Floot

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	428 sqft
2 BHK	592 sqft
Studio	265 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4300000

2 BHK	--	--	INR 6000000
Studio	--	--	INR 2500000

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

GST	Stamp Duty	Registration
2%	0%	INR 35000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 350000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

ANKUR GRANDEUR

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	45
Connectivity	65
Infrastructure	78
Local Environment	100
Land & Approvals	44
Project	66
People	46
Amenities	48

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Building	65
Layout	45
Interiors	63
Pricing	63
Total	**61/100**

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