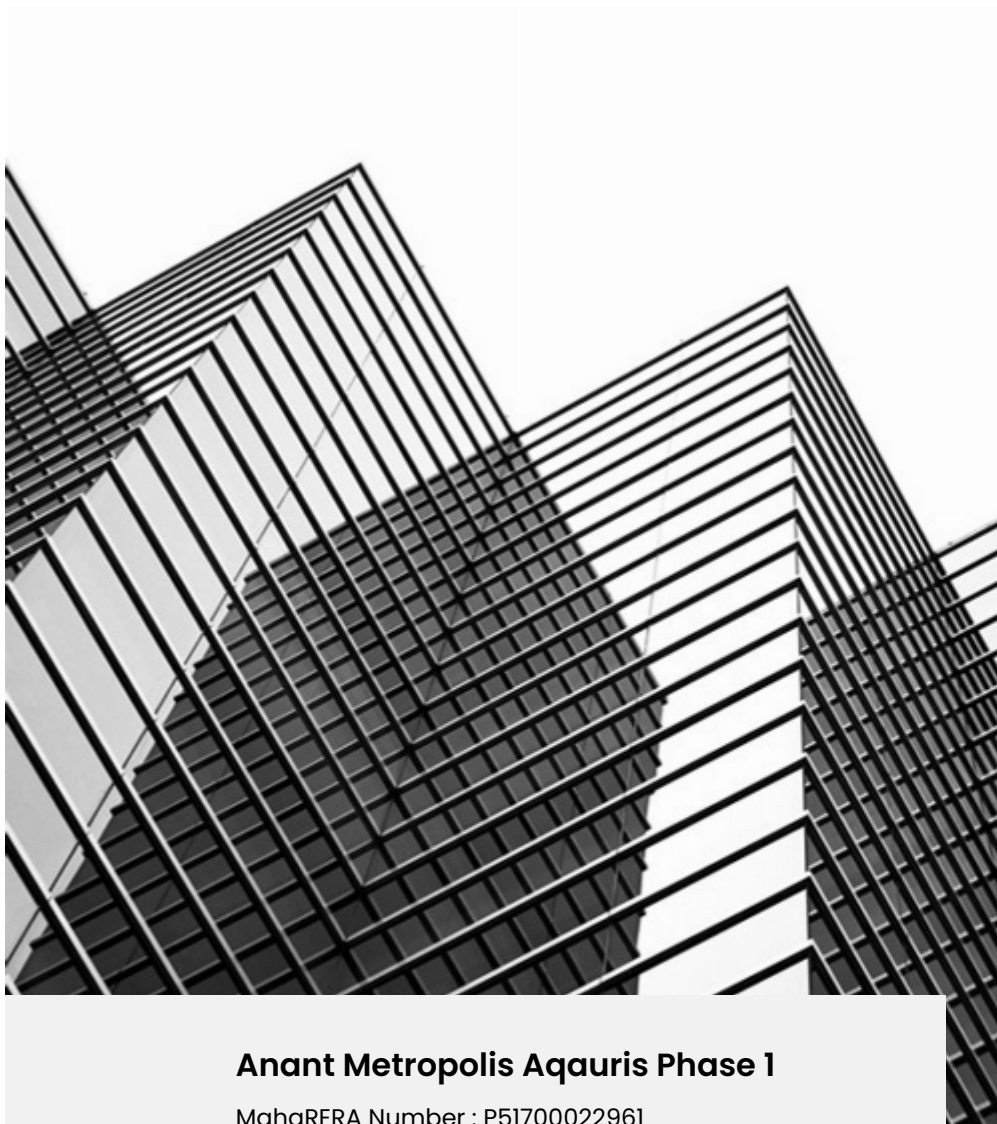


propscience.com

# PROP REPORT



**Anant Metropolis Aqauris Phase 1**

MahaRERA Number : P51700022961



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.5 Km**
- Vedant Hospital **1.5 Km**
- New Horizon Institute of Technology & Management **1.1 Km**
- Hypercity Mall **1.3 Km**

## LAND & APPROVALS

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

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ANANT METROPOLIS  
AQURIS PHASE 1

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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ANANT METROPOLIS  
AQURIS PHASE 1

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th March, 2024

543.38 Sqmt

1 BHK

## Project Amenities

<b>Sports</b>	Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone
<b>Business &amp; Hospitality</b>	Community Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Landscaped Gardens

ANANT METROPOLIS

AQURIS PHASE 1

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B1	1	8	4	1 BHK	32
B2	1	8	4	1 BHK	32
C	1	8	4	1 BHK	32

First Habitable Floor

1st

## Services & Safety

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

ANANT METROPOLIS

AQURIS PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	384 sqft
1 BHK	384 sqft
1 BHK	385 sqft

Floor To Ceiling Height	NA
Views Available	NA

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

ANANT METROPOLIS  
AQURIS PHASE 1

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6000000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 250000

<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,HDFC Bank,Kotak Bank

### Transaction History

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

ANANT METROPOLIS  
AQAURIS PHASE 1

## 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.



<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	30
<b>Infrastructure</b>	72
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	58
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>48/100</b>

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