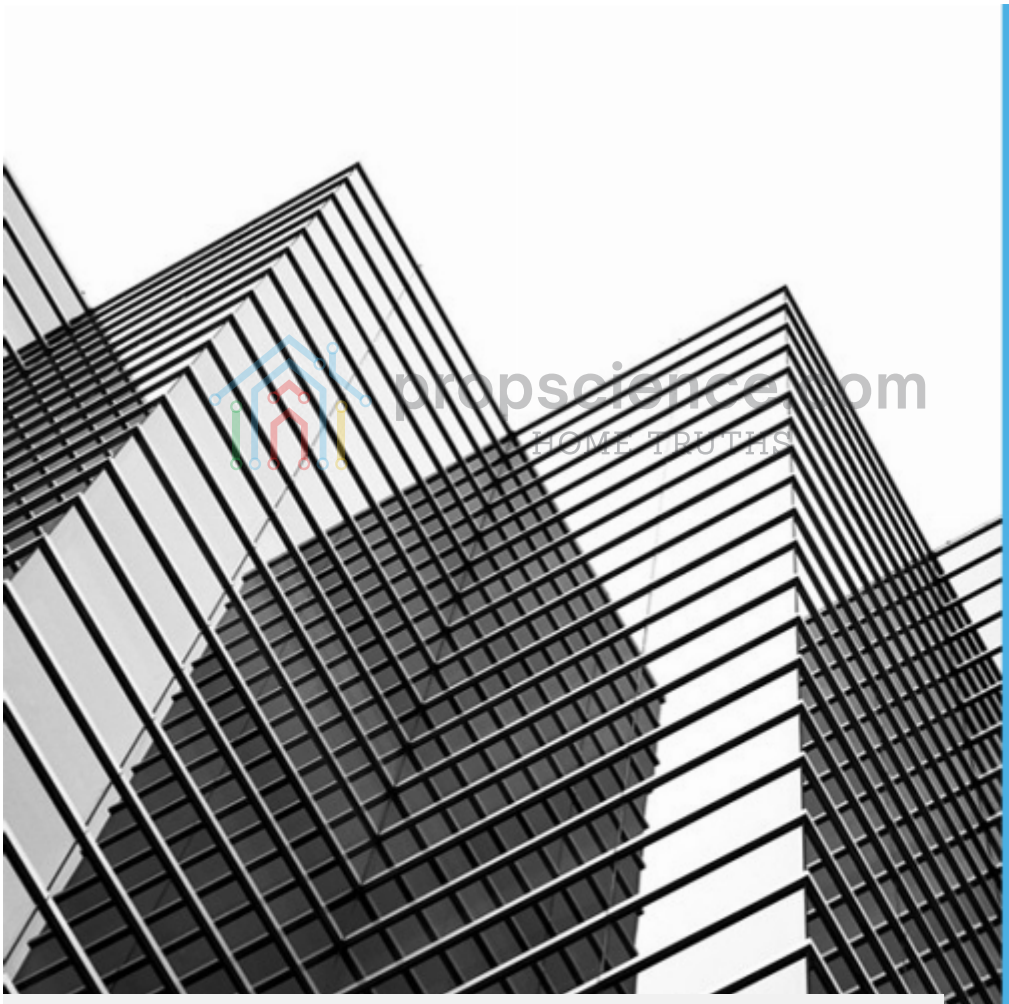
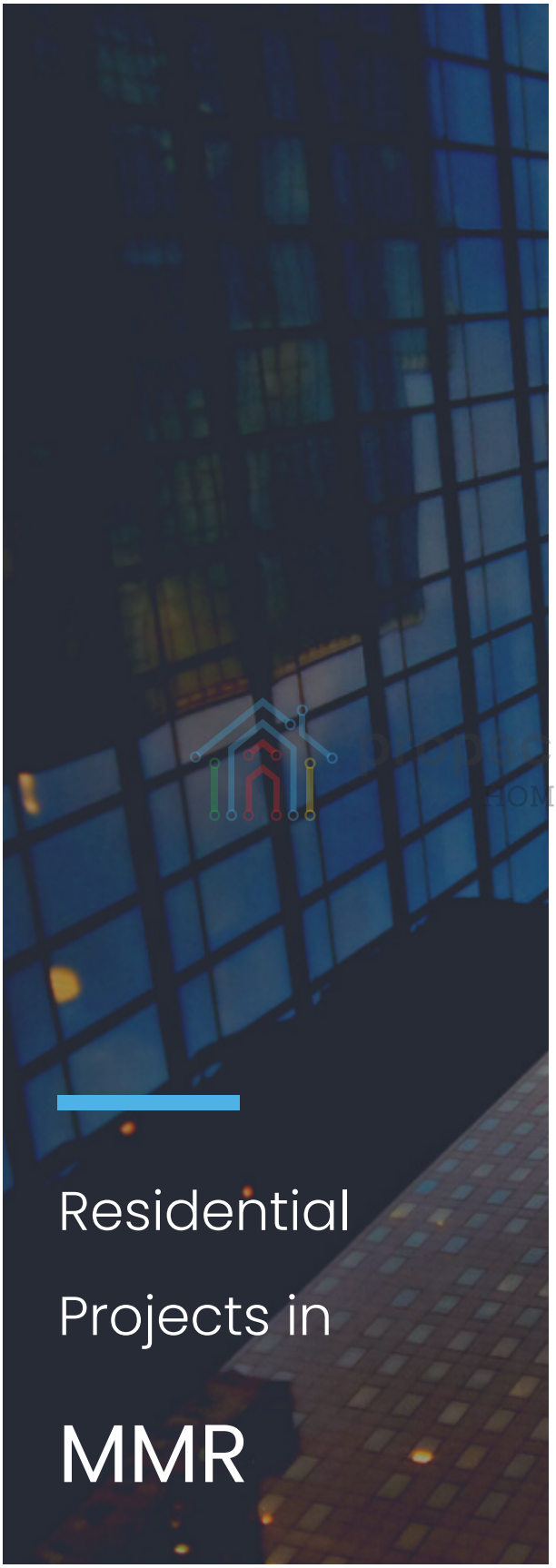
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# PROP REPORT




## Anant Metropolis Aqauris Phase 1

MahaRERA Number : P51700022961



Residential Projects in MMR

# WE HELP YOU MAKE THE INVESTMENT

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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 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 |

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## 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

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

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AQAURIS PHASE 1

# BUILDER & CONSULTANTS

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

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AQAURIS PHASE 1

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|

| | | |
|---|---|---|
| Completed on 30th March, 2024 | 543.38 Sqmt | 1 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Kids Zone,Gymnasium,Indoor Games Area |
| **Leisure** | Yoga Room / Zone |
| **Business & Hospitality** | Community Hall,Multipurpose Hall |
| **Eco Friendly Features** | Landscaped Gardens |

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# 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

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# FLAT INTERIORS

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

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

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform |
| **Finishing** | Dry Walls,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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# 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 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | Axis Bank,HDFC Bank,Kotak Bank |

**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 | 73 |
| Connectivity | 30 |
| Infrastructure | 72 |
| Local Environment | 30 |
| Land & Approvals | 58 |
| Project | 65 |
| People | 39 |
| Amenities | 36 |
| Building | 53 |
| Layout | 38 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 48/100 |

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