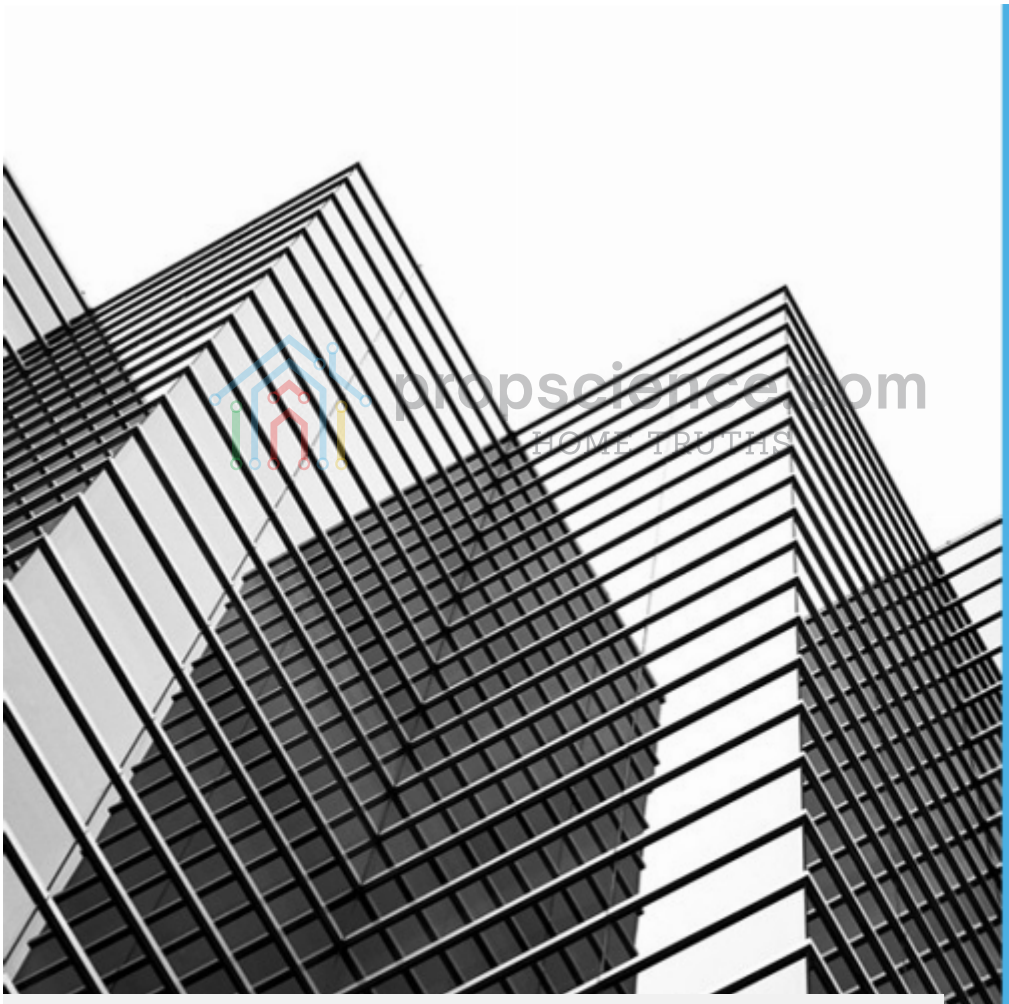
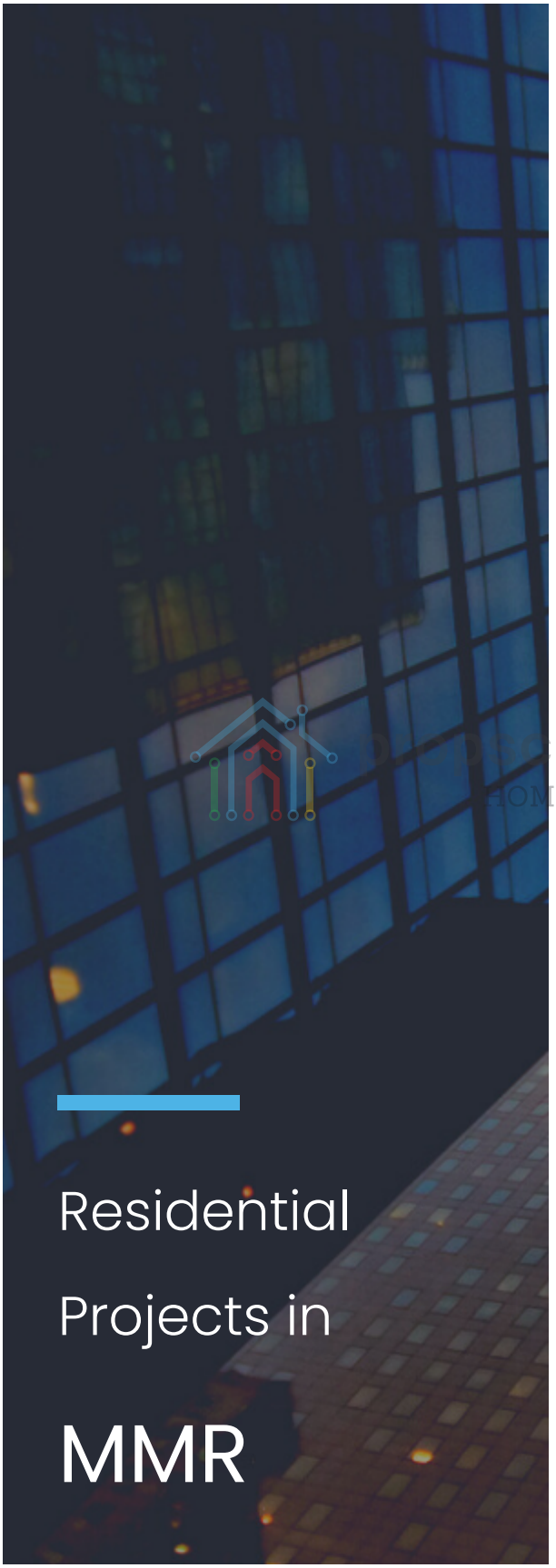
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PROP REPORT



Anant Metropolis Aqauris Phase 2

MahaRERA Number : P51700022959



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 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**
- Hiranandani Hospital **4.4 Km**
- Euro School ICSE **3.7 Km**
- Hypercity Mall **1.8 Km**

LAND & APPROVALS

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

ANANT METROPOLIS
AQAURIS PHASE 2

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

ANANT METROPOLIS
AQAURIS PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th March, 2025	517.56 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Green Zone,Landscaped Gardens

ANANT METROPOLIS
AQAURIS PHASE 2

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A	3	14	7	1 BHK,2 BHK	98

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV

- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

ANANT METROPOLIS

AQAURIS PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	379 - 381 sqft
2 BHK	478 - 564 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

ANANT METROPOLIS AQAURIS PHASE 2

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6000000
2 BHK	--	--	INR 8000000 to 8500000

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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ANANT METROPOLIS AQAURIS PHASE 2

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	56
Local Environment	30
Land & Approvals	58
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	47/100

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