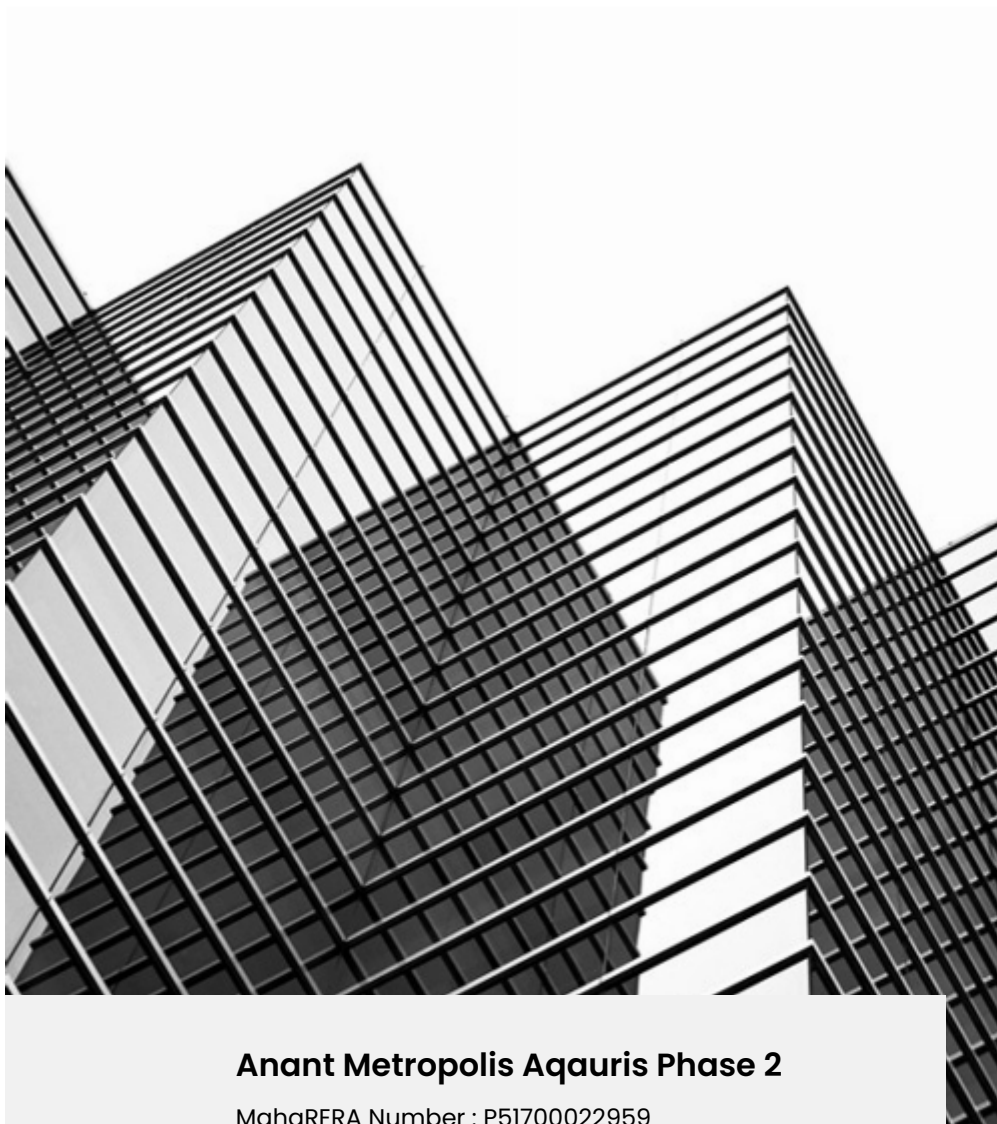


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# PROP REPORT



**Anant Metropolis Aqauris Phase 2**

MahaRERA Number : P51700022959



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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**
- Hiranandani Hospital **4.4 Km**
- Euro School ICSE **3.7 Km**
- Hypercity Mall **1.8 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 2

## BUILDER & CONSULTANTS

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

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ANANT METROPOLIS

AQURIS PHASE 2

## PROJECT & AMENITIES

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

Completed on 30th March, 2025

517.56 Sqmt

1 BHK,2 BHK

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | NA   |
| <b>Business &amp; Hospitality</b> | Clubhouse,Community Hall                   |
| <b>Eco Friendly Features</b>      | Green Zone,Landscaped Gardens              |

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AQURIS PHASE 2

## 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

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AQ AURIS PHASE 2

## FLAT INTERIORS

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

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

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

|                     |  |
|---------------------|--|
| <b>Finishing</b>    | Anodized Aluminum / UPVC Window Frames,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 2

## COMMERCIALS

| 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    |

|                            |   |
|----------------------------|---|
| <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.

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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.



| <b>Category</b>             | <b>Score</b>  |
|-----------------------------|---------------|
| <b>Place</b>                | 73            |
| <b>Connectivity</b>         | 30            |
| <b>Infrastructure</b>       | 56            |
| <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>47/100</b> |

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