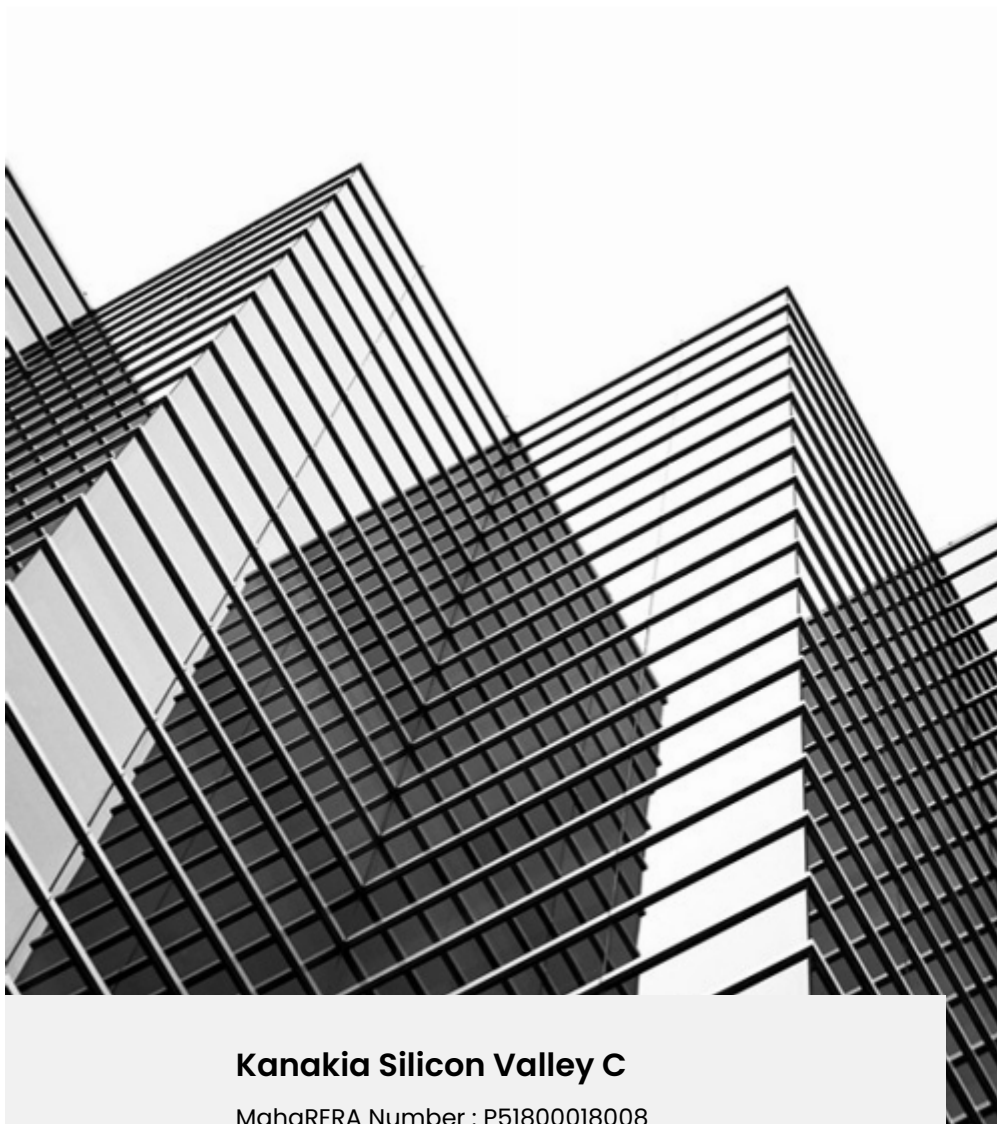


propscience.com

PROP REPORT



Kanakia Silicon Valley C

MahaRERA Number : P51800018008



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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward L

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1 **11.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **8 Km**
- Bayer House Bus Stop **1.2 Km**
- Sakinaka Metro Station **4.1 Km**
- Kanjur Marg Railway Station **4.8 Km**
- Jogeshwari - Vikhroli Link Rd **5.2 Km**
- Dr. L.H. Hiranandani Hospital **600 Mtrs**
- Hiranandani Foundation International School **2.3 Km**
- R City Mall **3 Km**
- D Mart **2.2 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	8 Acre	2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
CODENAME FUTURE C	5	24	8	2 BHK,3 BHK	192
First Habitable Floor				3rd Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	589 - 842 sqft
3 BHK	1092 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 30000	INR 17670000	INR 19437000 to 27786000
3 BHK	INR 30000	INR 32760000	INR 36036000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank
Approved
Loans**

Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	943	19	INR 28496490	INR 30218.97
December 2022	841	4	INR 25986840	INR 30899.93
November 2022	1092	2	INR 34185038	INR 31304.98
November 2022	660	6	INR 20221074	INR 30637.99

November 2022	648	15	INR 20130983	INR 31066.33
October 2022	589	1	INR 17428280	INR 29589.61
October 2022	654	18	INR 21726000	INR 33220.18
September 2022	664	22	INR 22912273	INR 34506.44
August 2022	927	24	INR 28040000	INR 30248.11
August 2022	589	19	INR 17698551	INR 30048.47
July 2022	660	12	INR 19950000	INR 30227.27
July 2022	660	13	INR 20513100	INR 31080.45
June 2022	648	8	INR 18189400	INR 28070.06
June 2022	1104	16	INR 41802899	INR 37864.94
April 2022	659	8	INR 19416366	INR 29463.38
April 2022	660	17	INR 19948279	INR 30224.67
April 2022	664	24	INR 22806753	INR 34347.52

March 2022	1105	23	INR 40768181	INR 36894.28
March 2022	847	9	INR 25051128	INR 29576.3
February 2022	654	18	INR 20329175	INR 31084.37

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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	65
Connectivity	55
Infrastructure	86
Local Environment	80

Land & Approvals	50
Project	71
People	56
Amenities	62
Building	69
Layout	56
Interiors	73
Pricing	40
Total	64/100

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