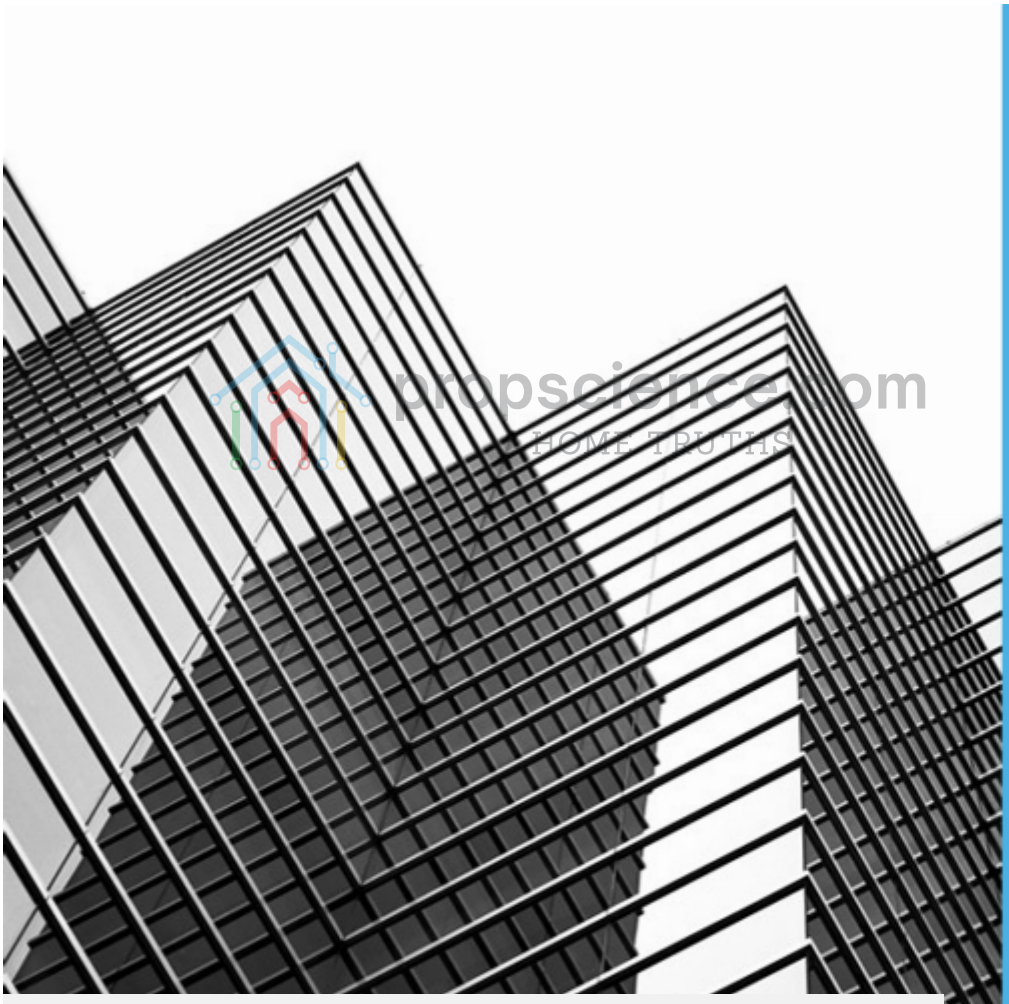
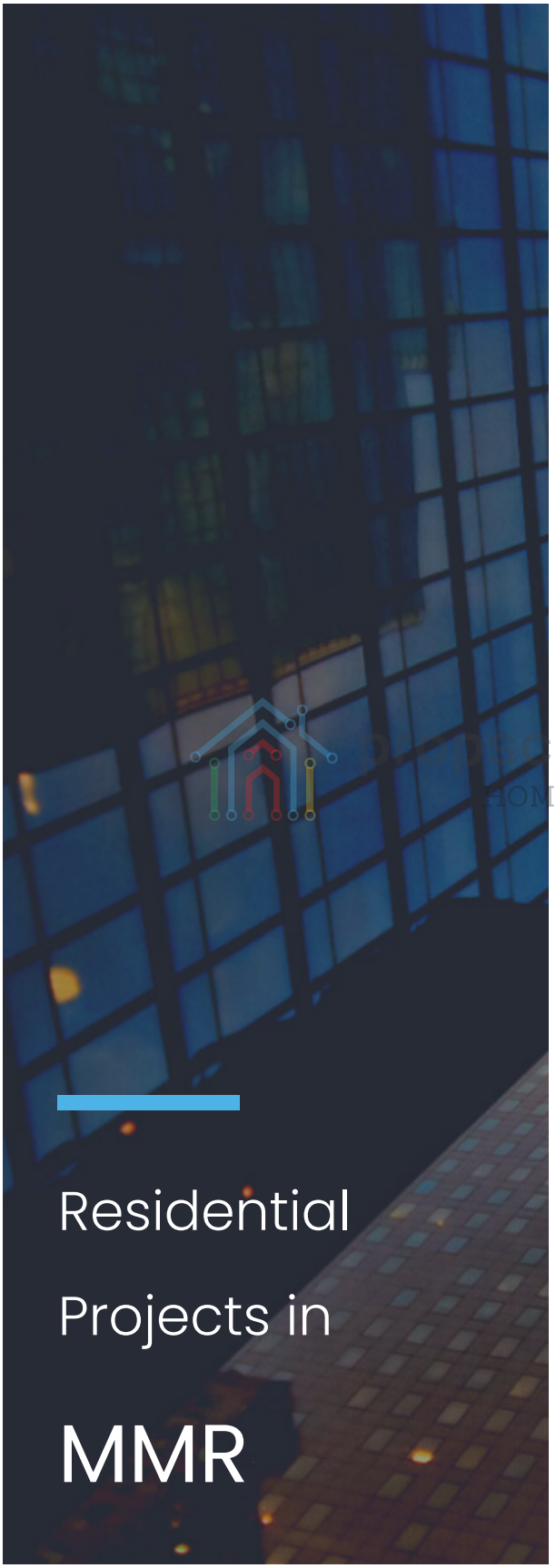
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PROP REPORT



Anudan Silver Spring

MahaRERA Number : P51700008397



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

Post Office	Police Station	Municipal Ward
Wagle I.E.	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.9 Km**
- Thane Railway Station **3.2 Km**
- Jupiter Hospital **2.1 Km**
- Smt. Sulochanadevi Singhania School **1.3 Km**
- Korum Mall **800 Mtrs**
- Big Bazaar Viviana Mall **1.9 Km**

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ANUDAN SILVER SPRING

LAND & APPROVALS

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

NA	NA	1

ANUDAN SILVER SPRING

BUILDER & CONSULTANTS

Plot No.43, ESIC Hospital Road, Eastern Express Highway, near Nitin Company Junction, Thane(W), Maharashtra 400604 is the address of ANUDAN PROPERTIES PRIVATE LIMITED, a real estate developer. Anudan Properties Private Limited has been in the real estate and rental sector for the past 34 years, and the firm is still operational. The following are the main activities of the company ANUDAN PROPERTIES PRIVATE LIMITED: Real estate activities with own or leased property. Buying, selling, renting, and running self-owned or leased real estate such as apartment complexes and homes, non-residential structures, developing and subdividing real estate into lots, and so on are all included in this class. Development and sale of land and cemetery lots, as well as the operation of apartment hotels and residential mobile home parks, are all covered.

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HOME FRIENDS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ANUDAN SILVER SPRING

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2022	8945.68 Sqmt	1 BHK,2 BHK,2.5 BHK,3 BHK,5 BHK,Studio

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
BLDG S1	2	21	4	2 BHK	84
BLDG S2	2	21	4	2 BHK,2.5 BHK,3 BHK,5 BHK	84
BLDG S3	2	21	3	1 BHK,2 BHK,Studio	63

First Habitable Floor	3rd

Services & Safety

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

ANUDAN SILVER SPRING

FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	520 - 541 sqft
3 BHK	925 - 940 sqft
5 BHK	1419 - 1426 sqft
2 BHK	640 sqft
2.5 BHK	770 sqft
1 BHK	441 - 554 sqft

Studio	340 sqft
2 BHK	535 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	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
2 BHK	INR 15000	--	INR 7800000 to 9600000
3 BHK	INR 15000	--	INR 13875000 to 14100000
5 BHK	INR 15000	--	INR 21285000 to 21390000
2.5 BHK	INR 15000	--	INR 11550000
1 BHK	INR 15000	--	INR 6615000 to 8310000
Studio	INR 15000	--	INR 5100000

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

GST	Stamp Duty	Registration
6%	4%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

ANUDAN SILVER SPRING

PROJECT PROPSCORE

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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	53
Connectivity	23

Infrastructure	100
Local Environment	30
Land & Approvals	50
Project	53
People	39
Amenities	36
Building	53
Layout	43
Interiors	53
Pricing	30
Total	**47/100**

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