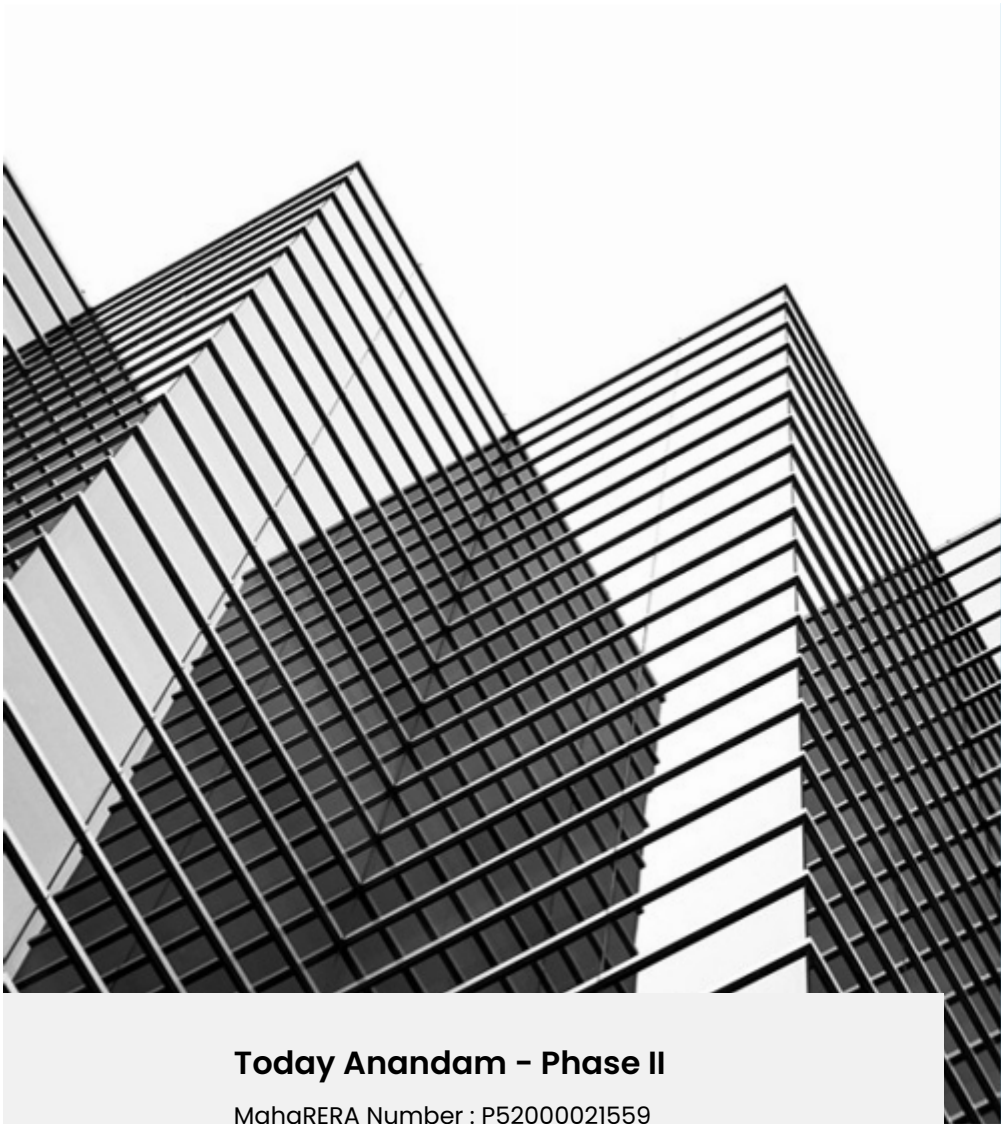


propscience.com

PROP REPORT



Today Anandam - Phase II

MahaRERA Number : P52000021559



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja A.V.	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 51 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Bus Stop **200 Mtrs**
- Talaja Railway Station **6.1 Km**
- NH48 **200 Mtrs**
- Ornate Hospital **9 Km**
- Emphyrean School **8.8 Km**
- Little World Mall **13.4 Km**
- D-Mart **10.3 Km**

TODAY ANANDAM - PHASE

II

LAND & APPROVALS

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

TODAY ANANDAM - PHASE

II

BUILDER & CONSULTANTS

Today group has reached to a turnover of 100 Crore plus in the short span of 13 years. Over these years, Today Global Developers has emerged as a leading name in the Construction and Real Estate Sector. With Lifestyle & Skyline of residential and commercial projects across Navi Mumbai, Today Global Developers is fast touching the next level. With non-compromising attitude towards quality and delivering premium lifestyles or affordable luxury, Today Global Developers projects exceed the expectations of its customers. Today Global Developers has successfully delivered 20+ projects, with 15lacs square feet under-construction feet as the company gears up to deliver 5000 homes over the next 7 years.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

TODAY ANANDAM - PHASE

II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	12975 Sqmt	1 BHK, 2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Library / Reading Room
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

TODAY ANANDAM - PHASE

II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 4	2	11	8	1 BHK,2 BHK	88
Building 5	2	11	4	1 BHK,2 BHK	44
Building 6	2	11	4	1 BHK,2 BHK	44
Building 7	2	11	4	1 BHK,2 BHK	44

First Habitable Floor

1st

Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

TODAY ANANDAM - PHASE

II

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	351.4 - 373 sqft
2 BHK	517.4 sqft
1 BHK	351.4 sqft
2 BHK	517.4 sqft
1 BHK	351.4 sqft

2 BHK	517.4 sqft
1 BHK	351.4 sqft
2 BHK	517.4 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

TODAY ANANDAM – PHASE

II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12700.63	INR 4463000	INR 4958000 to 5266000
2 BHK	INR 13869.35	INR 7176000	INR 7973000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	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,DHFL Bank,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

TODAY ANANDAM - PHASE

II

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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	65
Infrastructure	30
Local Environment	100

Land & Approvals	50
Project	74
People	39
Amenities	54
Building	65
Layout	53
Interiors	55
Pricing	40
Total	56/100

TODAY ANANDAM - PHASE

II

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