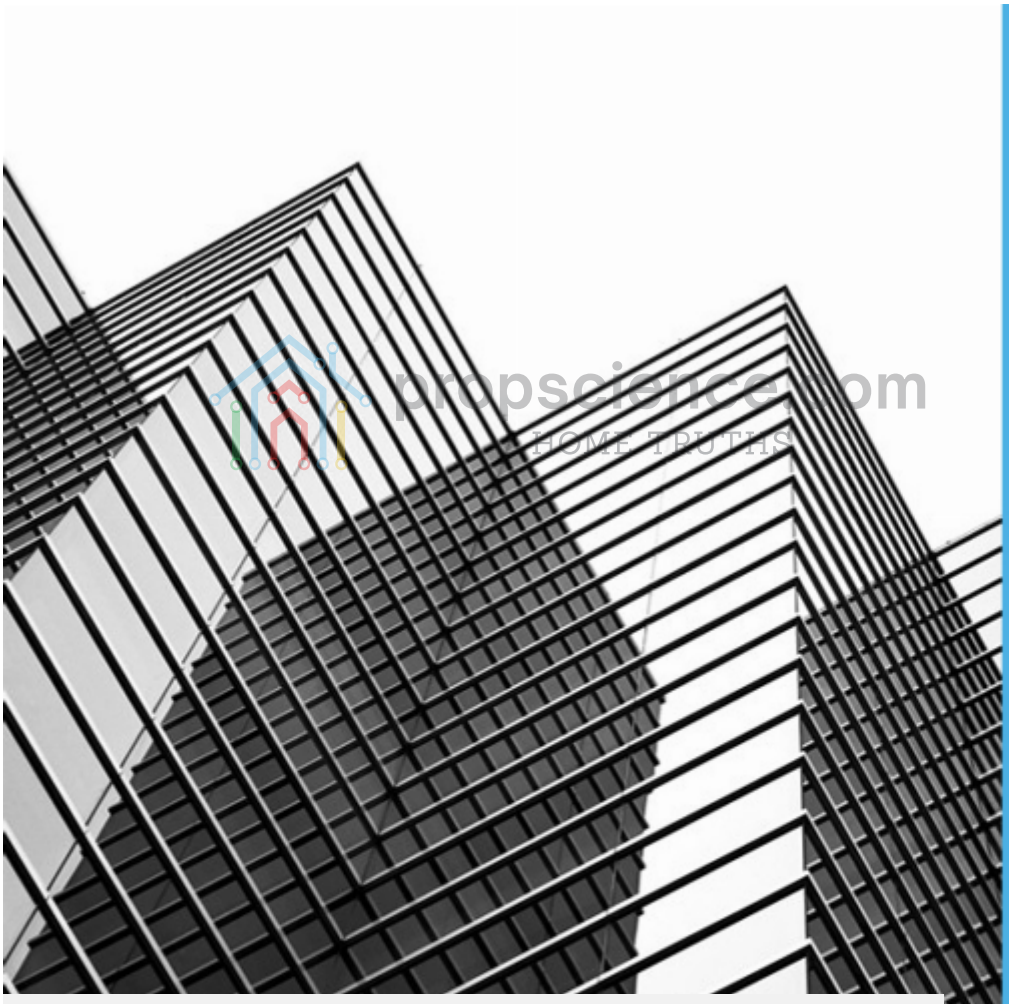
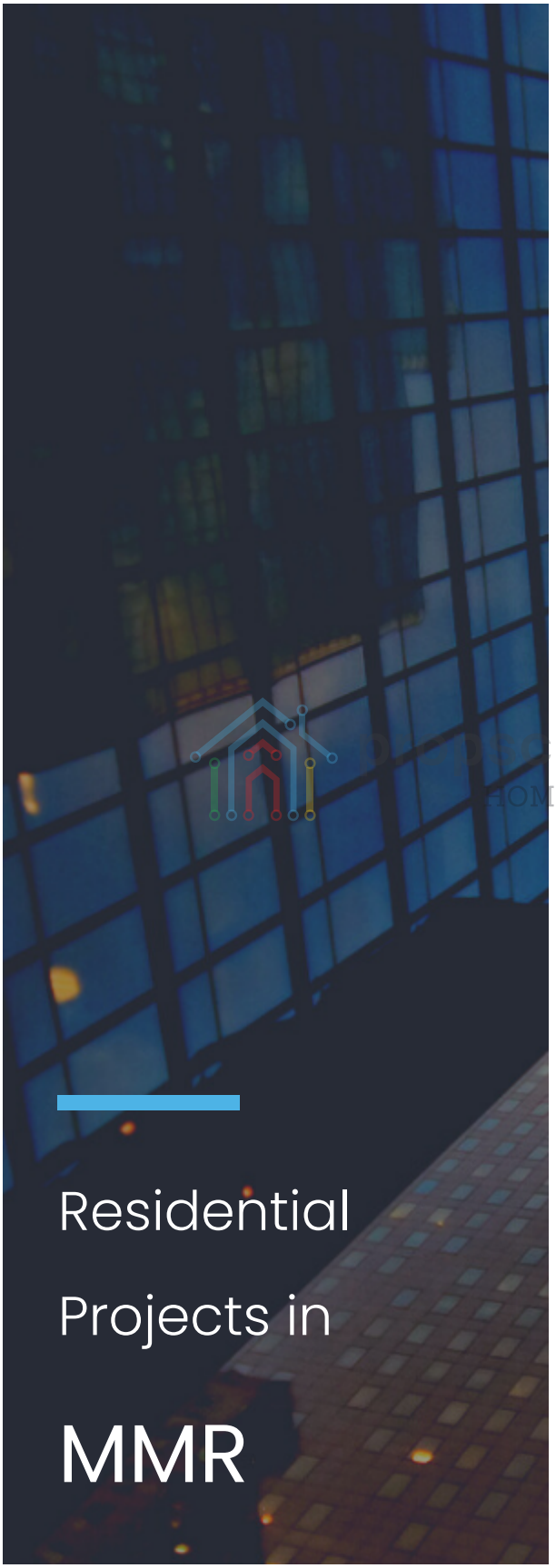
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# PROP REPORT




**Adani Western Heights**

MahaRERA Number : P51800001290



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Azad Nagar | NA | Ward K West |

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## Neighborhood & Surroundings

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **6.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.2 Km**
- Versova Metro Station **850 Mtrs**
- Andheri, Railway Station **2.5 Km**
- Kokilaben Dhirubhai Ambani Hospital OPD Centre: Sports Medicine, Kokilaben Dhirubhai Ambani Hospital, 6th Floor, Four Bungalows, Andheri West, Mumbai, Maharashtra 400053 **600 Mtrs**
- Billabong High International School, Andheri West, Mumbai, Apna Bazar Rd, near Post Office, Azad Nagar 1, Azad Nagar, Andheri West, Mumbai, Maharashtra 400053 **750 Mtrs**
- Crystal Point Mall, New Link Rd, Sahayog Nagar, Bhudargarh Colony, Andheri West, Mumbai, Maharashtra 400053 **750 Mtrs**
- A.C. Traders, Sai Kanwal Complex, Shop No. 8, , J.P. Road, Opp. D.N. Nagar Metro Station, Indira Nagar, Andheri West, Mumbai, Maharashtra 400053 **240 Mtrs**

ADANI WESTERN HEIGHTS

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# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| NA | 3 | 7 |

ADANI WESTERN HEIGHTS

# BUILDER & CONSULTANTS

Adani Realty is the real estate wing of India's largest infrastructure and development corporation – Adani Group. In it's 12 years of existence, Adani Realty has developed some of India's finest real estate projects in the residential and commercial sectors. It was collected over 40 awards owing to its commitment to 'nation building' and 'growth with goodness'. The company has developed 15 million square feet of area and presently has over 18.8 million square feet of area under development. Their real estate portfolio includes residential, commercial, and social club projects spread across Mumbai, Ahemdabad, Pune & Gurugram.

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

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ADANI WESTERN HEIGHTS

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2019 | 1.86 Acre | 2 BHK,3 BHK,4 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Swimming Pool,Gymnasium,Indoor Games Area |

| | |
|---|---|
| **Leisure** | Yoga Room / Zone,Sit-out Area |
| **Business & Hospitality** | Banquet Hall |
| **Eco Friendly Features** | NA |

ADANI WESTERN HEIGHTS

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Western Heights | | 29 | | 2 BHK,3 BHK,4 BHK | 0 |
| **First Habitable Floor** | | | | NA | |

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## Services & Safety

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

ADANI WESTERN HEIGHTS

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 894 - 1163 sqft |
| 3 BHK | 1096 - 1142 sqft |
| 4 BHK | 1642 - 1705 sqft |

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

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| | |
|---|---|
| **Flooring** | NA |
| **Joinery, Fittings & Fixtures** | NA |
| **Finishing** | NA |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | -- | -- | INR 34900000 to 36400000 |
| 3 BHK | -- | -- | INR 43100000 |
| 4 BHK | -- | -- | INR 64300000 to 66600000 |

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

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| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 0% | 0 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | NA | NA |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |

| | |
|---|---|
| **Payment Plan** | NA |
| **Bank Approved Loans** | Axis Bank,HDFC Bank,ICICI Bank,PNB Housing Finance Ltd |

**Transaction History**

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

ADANI WESTERN HEIGHTS

# 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.

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| Category | Score |
|---|---|
| **Place** | 65 |
| **Connectivity** | 48 |
| **Infrastructure** | 86 |
| **Local Environment** | 30 |

| | |
|---|---|
| **Land & Approvals** | 62 |
| **Project** | 58 |
| **People** | 56 |
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 52 |
| **Interiors** | 30 |
| **Pricing** | 30 |
| **Total** | **50/100** |

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ADANI WESTERN HEIGHTS

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