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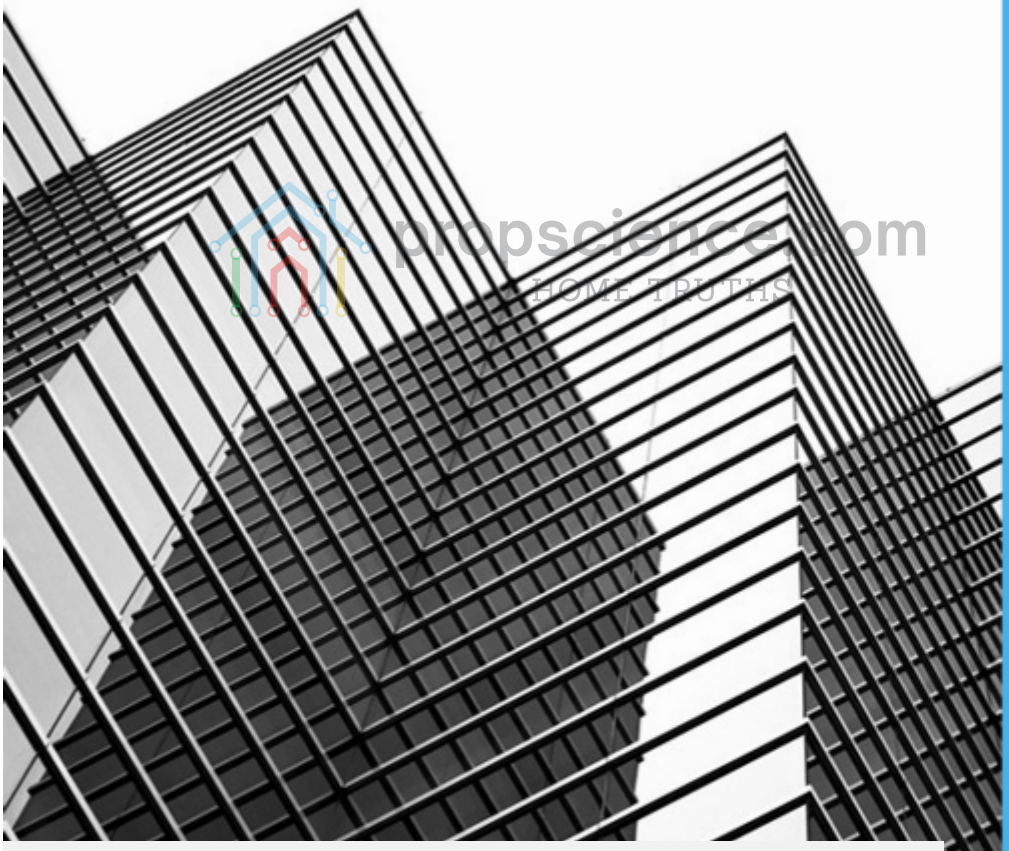
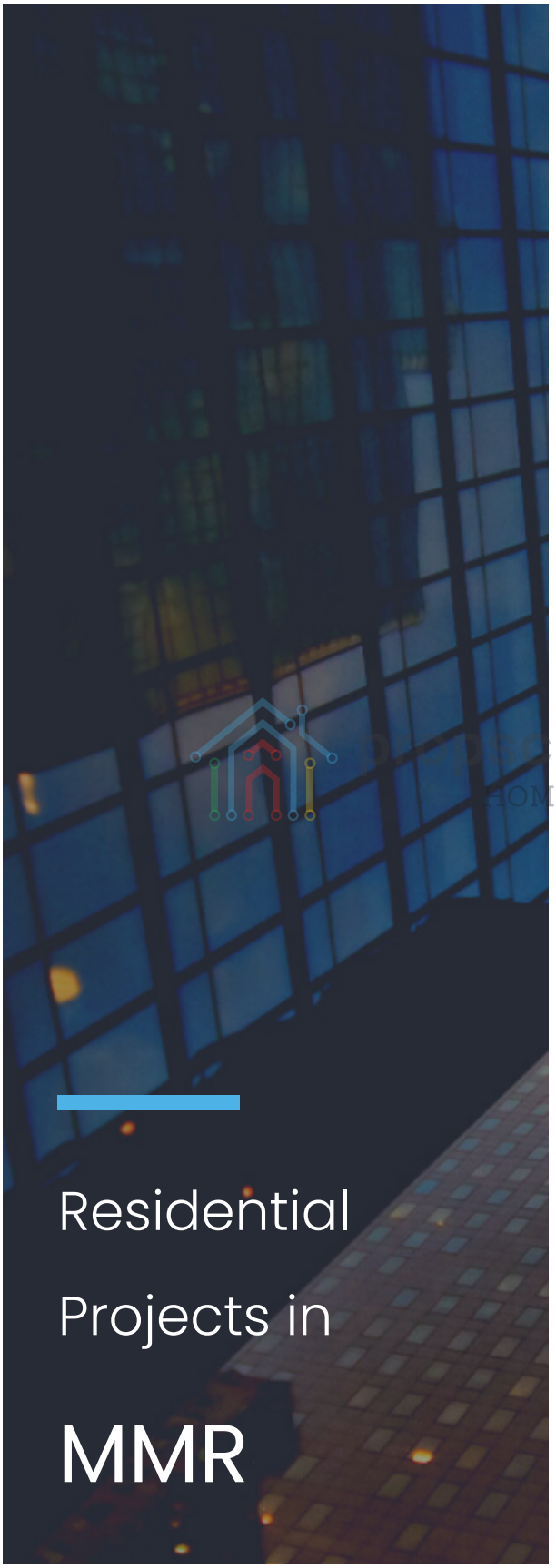
PROP REPORT



Annapurna Kasturi Heights

MahaRERA Number : P51700001116



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 Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Bhayandar Railway station **2.6 Km**
- Galaxy Hospital **900 Mtrs**
- RBK International School **180 Mtrs**
- Joggers park indralok **700 Mtrs**
- D Mart **3.4 Km**

LAND & APPROVALS

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

ANNAPURNA KASTURI HEIGHTS

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

ANNAPURNA KASTURI HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography

2014 Ready to move	1.0 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

ANNAPURNA KASTURI HEIGHTS

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kasturi Heights	6	12	7	1 BHK	84
Kasturi Heights	6	12	4	1.5 BHK	48

Kasturi Heights	6	12	4	2 BHK	48

First Habitable Floor	2nd

Services & Safety

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

ANNAPURNA KASTURI HEIGHTS

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	665 - 699 sqft
2 BHK	1005 sqft

Floor To Ceiling Height	NA

Views Available	NA

Flooring	NA
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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ANNAPURNA KASTURI HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8323.31	--	INR 6500000 to 6900000
2 BHK	INR 8265.67	--	INR 9300000

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

GST	Stamp Duty	Registration
0%	1%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 700000	INR 170000

Festive Offers	NO offers
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,SBI Bank

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Transaction History

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

ANNAPURNA KASTURI 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.

Category	Score
Place	55
Connectivity	23
Infrastructure	78
Local Environment	30
Land & Approvals	50
Project	58
People	39
Amenities	30
Building	53
Layout	50
Interiors	45
Pricing	30

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Total	**45/100**

ANNAPURNA KASTURI HEIGHTS

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