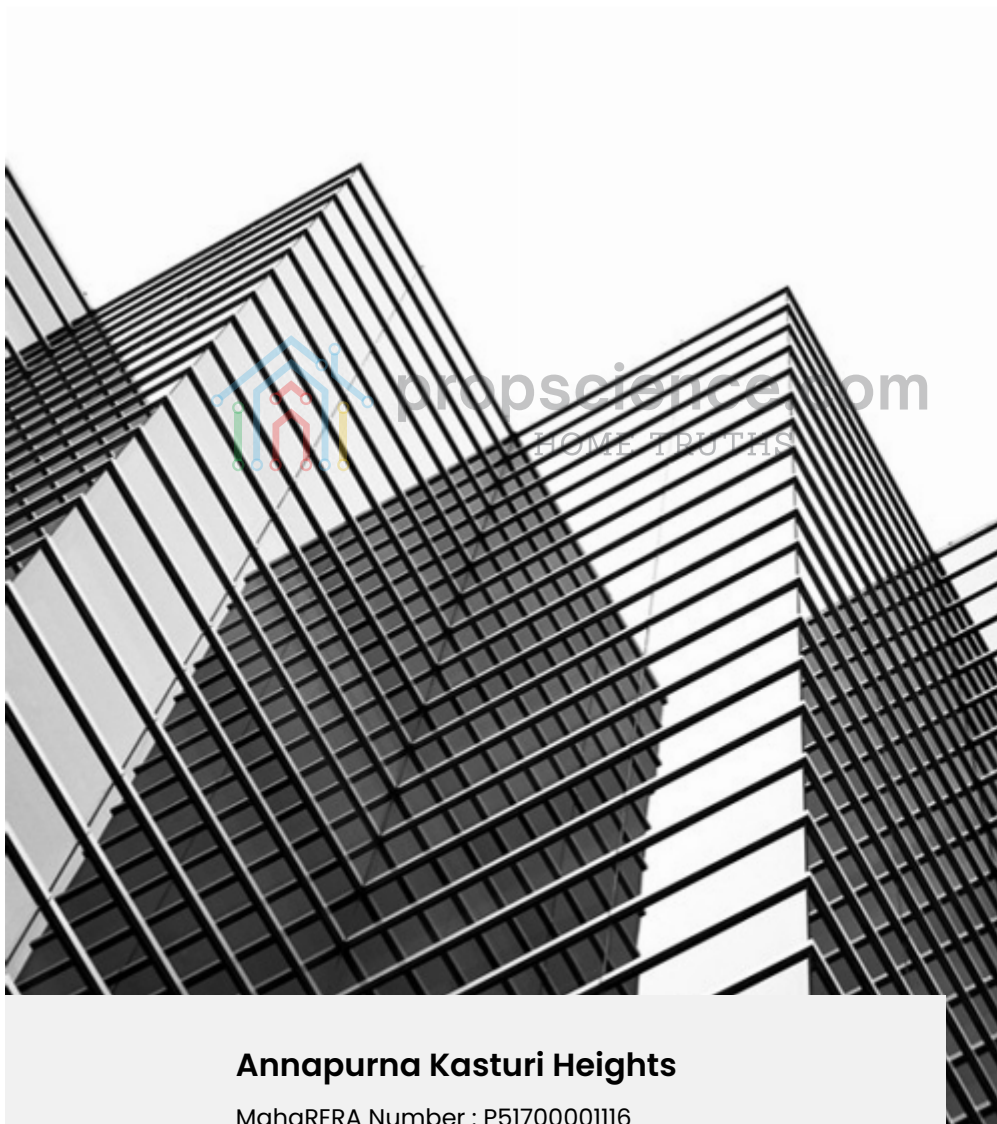


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PROP REPORT



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.

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 |



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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HOME TRUTHS

| 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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HOME TRUTHS

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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HOME TRUTHS

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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HOME TRUTHS

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 |

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 | 33 |
| 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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HOME TRUTHS
58

Total

46/100

ANNAPURNA KASTURI
HEIGHTS

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