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PROP REPORT



Anchor Sky D

MahaRERA Number : P51900010864



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 Dadar (East). Dadar is an important commercial and residential hub of Mumbai. Railway stations in Dadar connect to both the Suburban Railway Line and the Indian Railway Line making it a transit point for thousands of commuters daily. It also houses important inter-state bus terminals and railways stations. Dadar is popular for its shopping centres and educational institutes. Five Gardens Park is a popular recreational park in the area. The area is cosmopolitan with a vibrant mix of Hindus, Parsis, and Muslims. The Dadar Parsi Colony is known to have some of the most expansive residential buildings in the city.

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

- Dadar monorail station **850 Mtrs**
- Dadar railway station **300 Mtrs**
- Global hospital **2.2 Km**
- Ruia college **1.1 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
2026 Ready to move	3723.1 Sqmt	1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Putting Green,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn
Eco Friendly Features	Waste Segregation

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Anchor Sky D		51		1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK	0
First Habitable Floor					-

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	1224 sqft
3 BHK	1701 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Anti Skid Tiles
Joinery, Fittings & Fixtures	Kitchen Platform

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	CCTV System

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	--	INR 30600000
3 BHK	INR 25279.25	--	INR 43000000

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

GST	Stamp Duty	Registration
5%	0%	0
Floor Rise	Parking Charges	Other Charges

NA	NA	NA
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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,IIFL Bank,Indialbulls Home Loans

Transaction History

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

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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	48
Infrastructure	64
Local Environment	30
Land & Approvals	44
Project	58
People	39
Amenities	42
Building	53
Layout	52
Interiors	48
Pricing	30
Total	47/100

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