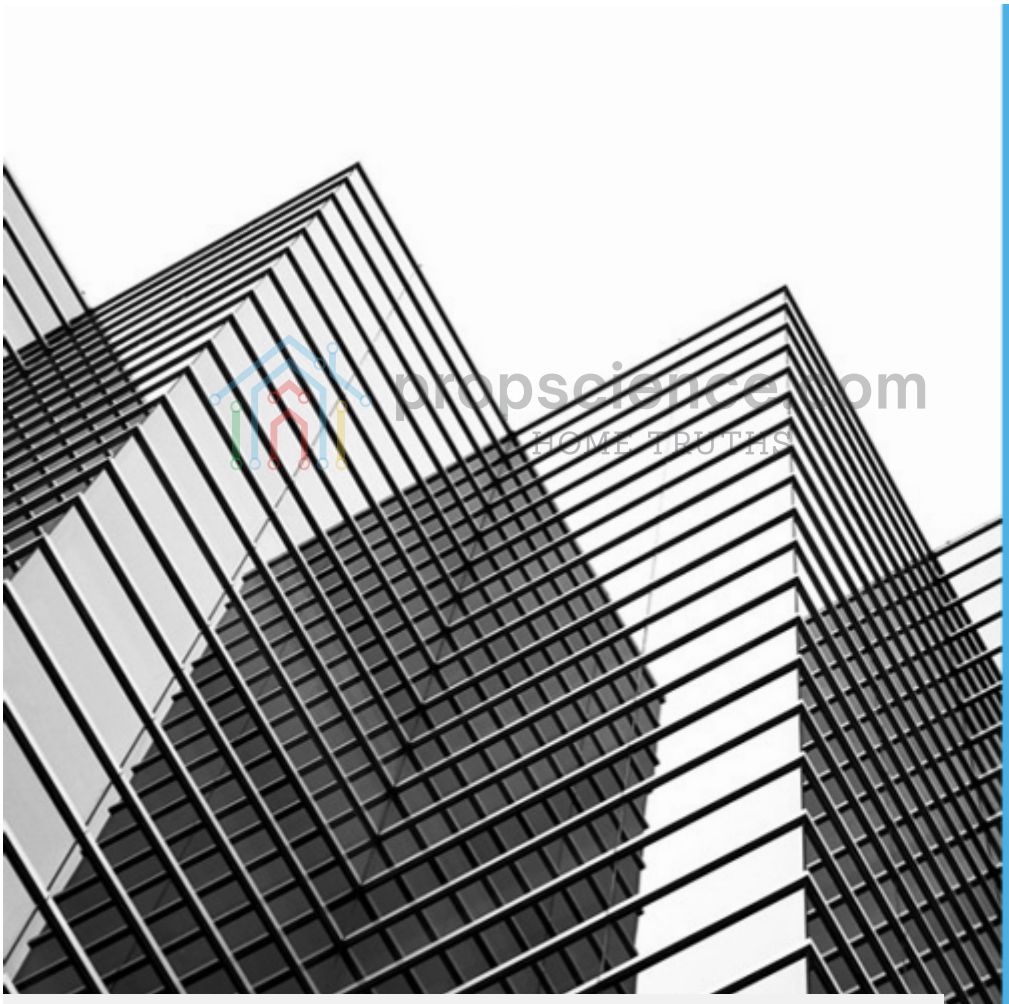
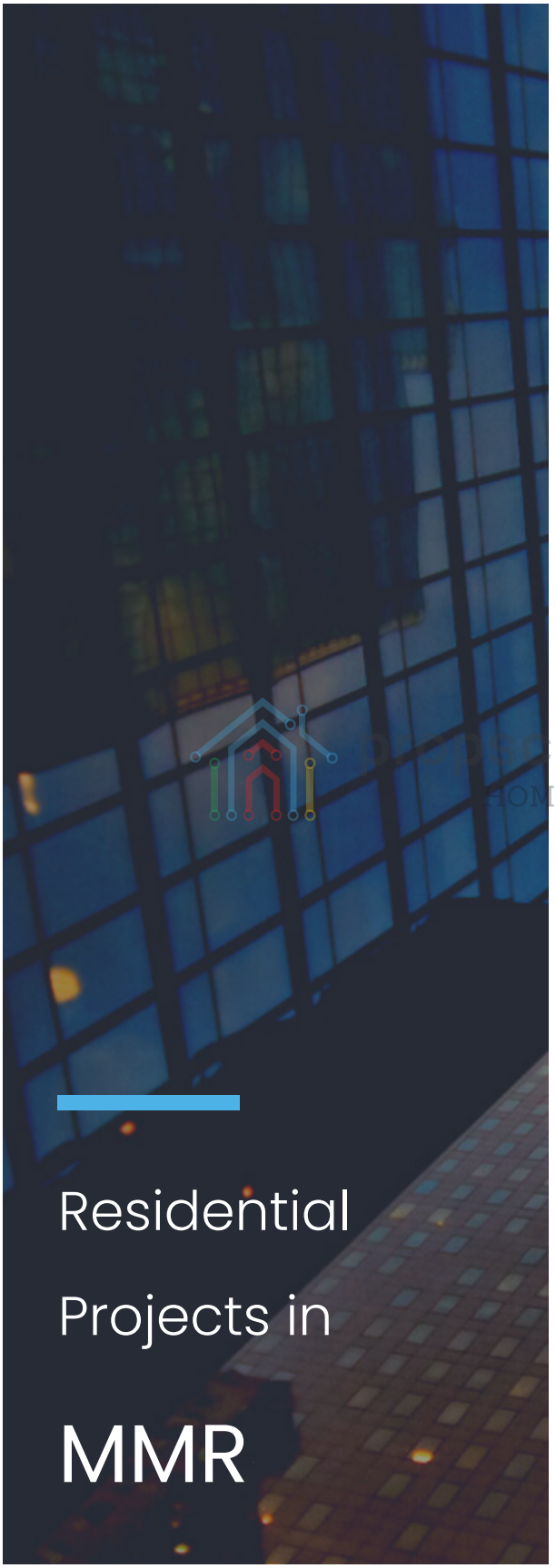
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PROP REPORT



Anaaya Ekadanta

MahaRERA Number : P51800022382



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
NA	NA	Ward R South

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Kandivali Railway Station **2.3 Km**
- Vansh Hospital **1.7 Km**
- Mangesh Vidya Mandir **2.10 Km**
- Thakur Mall **0.9 Km**

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LAND & APPROVALS

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

NA	NA	NA

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BUILDER & CONSULTANTS

Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.19 Acre	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Om Shiv Ashish CHSL	2	16	3	2 BHK	48
First Habitable Floor				NA	

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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	603 - 653 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24378.11	--	INR 14700000 to 18600000

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	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,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

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	60
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	30

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Building	53
Layout	34
Interiors	30
Pricing	30
Total	**42/100**

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