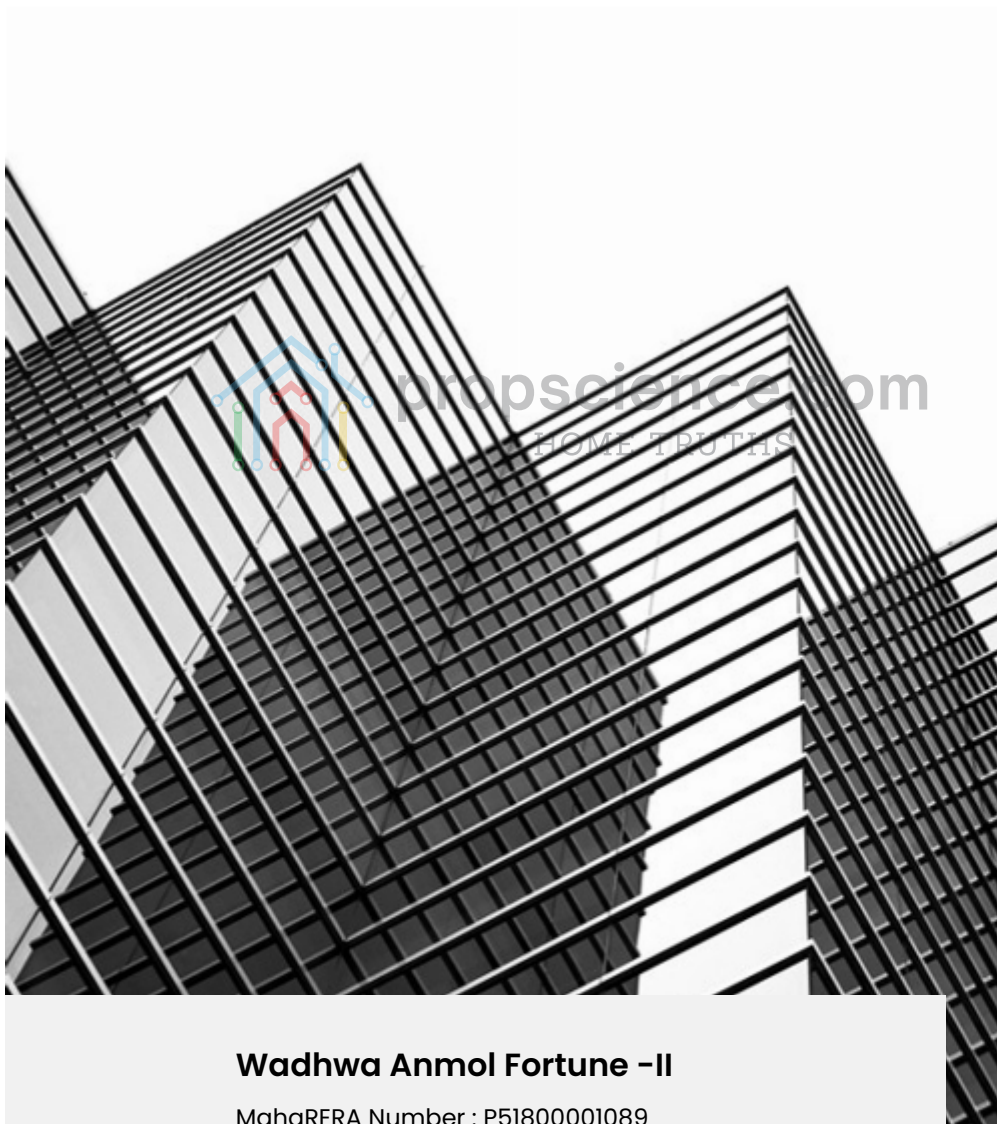


propscience.com

# PROP REPORT



**Wadhwa Anmol Fortune -II**

MahaRERA Number : P51800001089



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar Iii, Sane Guruji Nagar, Kala Galli, Mitha Nagar, Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	Ward P South

## Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.8 Km**
- Goregaon Bus Depot **2.2 Km**
- Goregaon Railway Station **1.1 Km**
- Kapadia Multispeciality Hospital **270 Mtrs**
- Oberoi International School **3.3 Km**
- Inorbit Mall **2.5 Km**
- Hyper City **2.1 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2020	NA	2

WADHWA ANMOL  
FORTUNE -II

# BUILDER & CONSULTANTS



propscience.com

The Wadhwa Group has a rich history dating back over half a century, built on our customers' and stakeholders' confidence and belief. The group is one of Mumbai's most prominent real estate developers, with current residential, commercial, and township projects totalling to roughly 4.21 million square metres (developed, ongoing, and projected). The group has an advantage over its competitors due to timely project completion, good planning, and design innovation. The company is also well-known for its employee-friendly and professional work environment. Over 20,000+ pleased consumers and 150+ MNC corporate tenants make up the group's clientele today.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WADHWA ANMOL

FORTUNE -II

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	860.39 Sqmt	2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

WADHWA ANMOL

FORTUNE -II

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Anmol Fortune -F Wing	4	34	8	2 BHK,3 BHK	272

First Habitable Floor	1st
-----------------------	-----

## Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA



propscience.com  
HOME TRUTHS

WADHWA ANMOL  
FORTUNE -II

## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	901 - 1486 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA



propscience.com  
HOME TRUTHS

WADHWA ANMOL  
FORTUNE -II

## COMMERCIALS



<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
3 BHK	--	--	INR 20723000 to 34178000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	IIFL Bank, Indialbulls Home Loans

### Transaction History

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

WADHWA ANMOL  
FORTUNE -II

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	1060	15	INR 22100000	INR 20849.06
April 2022	711	17	INR 21500000	INR 30239.1
March 2022	711	13	INR 21000000	INR 29535.86
February 2022	711	13	INR 20200000	INR 28410.69
January 2022	1060	19	INR 25000000	INR 23584.91
November 2021	711	11	INR 21000000	INR 29535.86
October 2021	1060	5	INR 21100000	INR 19905.66
September 2021	1104	3	INR 27954500	INR 25321.11
September 2021	1105	31	INR 26582500	INR 24056.56
July 2021	711	16	INR 20800000	INR 29254.57
June 2021	900	7	INR 22260000	INR 24733.33



propscience.com

HOME TRUTHS

April 2021	1013	26	INR 26850000	INR 26505.43
March 2021	1272	14	INR 22400000	INR 17610.06
March 2021	1351	2	INR 28500000	INR 21095.48
February 2021	900	2	INR 21840000	INR 24266.67
February 2021	711	17	INR 17700000	INR 24894.51
January 2021	1239	22	INR 25446000	INR 20537.53
January 2021	782	1	INR 17479995	INR 22352.93
December 2020	782	30	INR 17735250	INR 22679.35
December 2020	1104	27	INR 29300000	INR 26539.86

WADHWA ANMOL

FORTUNE -II

## 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	58
Infrastructure	78
Local Environment	30
Land & Approvals	42
Project	68
People	56
Amenities	48
Building	53
Layout	45



propscience.com  
HOME TRUTHS

<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>51/100</b>

WADHWA ANMOL  
FORTUNE -II

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or,

for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.