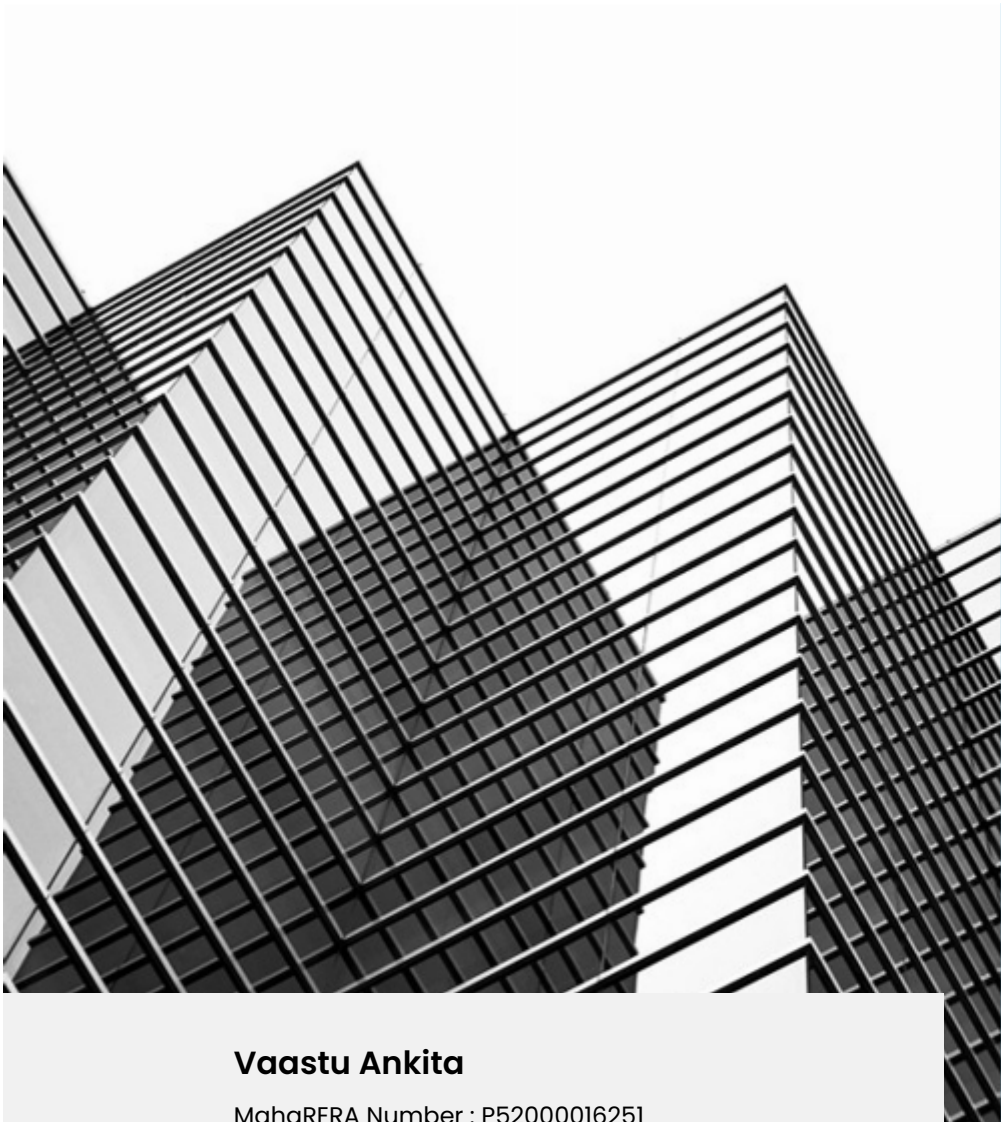


propscience.com

PROP REPORT



Vaastu Ankita

MahaRERA Number : P52000016251



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Bokerwadi Railway Station **1.4 Km**
- CarePoint Hospital **4 Km**
- Rotary English Medium High School **1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	NA	1

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

VAASTU ANKITA

PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2021	600 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

VAASTU ANKITA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vaastu Ankita	1	7	4	1 BHK,Studio	28
First Habitable Floor				NA	

Services & Safety

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

VAASTU ANKITA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	290 – 312 sqft

Studio	193 – 215 sqft
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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
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Studio	INR 13953.49	--	INR 2800000 to 3000000
1 BHK	INR 11217.95	--	INR 3400000 to 3500000

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

GST	Stamp Duty	Registration
1%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 150000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2021	320	2	INR 2772350	INR 8663.59
December 2020	320	2	INR 2678900	INR 8371.56
November 2020	194	7	INR 1801936	INR 9288.33
November 2020	297	2	INR 2800000	INR 9427.61
October 2020	297	5	INR 2800000	INR 9427.61
January 2020	297	4	INR 1900000	INR 6397.31

VAASTU ANKITA

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	45
Connectivity	48
Infrastructure	44
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	30

Pricing	30
Total	41/100

VAASTU ANKITA

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