PROP REPORT





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 Antop Hill. Antop Hill is a neighbourhood in Mumbai to the east of the Harbour railway line. Antop Hill is well known for the Central Govt. Housing Colony. Many parts of Antop Hill are occupied by slums. The central section of the hill has the Indian Oil Depot.

| Post Office | Police Station | Municipal Ward |
|-------------|---------------------------|----------------|
| Antop Hill | Antop Hill Police Station | Ward F North |

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 300 AQI and the noise pollution is 0 to 50 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport 16.4 Km
- Antop Hill Bus Stop 950 Mtrs
- Wadala Railway Station 1.5 Km
- Rafi Ahmed Kidwai Rd 1.1 Km
- Antop Hill Hospital 1.8 Km
- St. Joseph High School 1.1 Km
- Imax Cinema, Bhakti Park 3.7 Km
- S.M Patel Kirana Stores, 700 Mtrs

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed appears to be lease hold. It has been leased to the current developer, SANGHVI PREMISES PRIVATE LIMITED via an SRA scheme. However, the lease period is not mentioned anywhere in the title document uploaded on the MahaRERA website.

Encumbrances

As per documents uploaded on the MahaRERA website, there does not appear to be any charges, claimants or mortgages attached to the project.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|-------------------------|----------------------------|
| July 2022 | 6 | 1 |

SANGHVI HEIGHTS PHASE

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BUILDER & CONSULTANTS

Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

SANGHVI HEIGHTS PHASE

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2022 | 0.73 Acre | 2 BHK,3 BHK |

Project Amenities

| Sports | Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym |
|--------|---|
| | |

| Leisure | NA |
|------------------------|----------------------------------|
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Landscaped Gardens,Water Storage |

SANGHVI HEIGHTS PHASE

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|--------------------|-----------------|-----------------------|----------------|-------------------|
| Phase 2 | 2 | 21 | 4 | 2 BHK,3 BHK | 84 |
| First Habitable Floor | | 1st Floor | | | |

Services & Safety

- **Security:** Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- Fire Safety: CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation: High Speed Elevators

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|---------------------------|
| 2 BHK | 592 sqft |
| 3 BHK | 845 sqft |
| | |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Water Body / City Skyline |

| Flooring | Wooden Flooring,Vitrified Tiles |
|------------------------------|--|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |

SANGHVI HFIGHTS PHASE

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | | | INR 20000000 |
| 3 ВНК | | | INR 28550000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 5% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| | | |

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,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

SANGHVI HFIGHTS PHASE

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ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---------------------|-------------|-------|--------------|-----------------|
| April 2022 | 547 | 12 | INR 16200000 | INR 29616.09 |
| March 2022 | 539 | NA | INR 19873000 | INR 36870.13 |
| October 2021 | 636 | 14 | INR 17062000 | INR 26827.04 |
| September 2021 | 636 | 13 | INR 16000000 | INR 25157.23 |
| June 2021 | 1027 | 9 | INR 24000000 | INR 23369.04 |

| May 2021 | 522 | 11 | INR 15000000 | INR 28735.63 |
|-------------------|-----|----|--------------|--------------|
| February 2021 | 504 | NA | INR 15062000 | INR 29884.92 |
| January 2021 | 522 | 14 | INR 16066000 | INR 30777.78 |
| September 2020 | 547 | 14 | INR 14703500 | INR 26880.26 |
| July 2020 | 547 | 11 | INR 16594000 | INR 30336.38 |
| March 2020 | 977 | 14 | INR 20445000 | INR 20926.31 |
| November 2019 | 977 | NA | INR 19350000 | INR 19805.53 |
| October 2019 | 761 | 11 | INR 20500000 | INR 26938.24 |
| August 2019 | 504 | 9 | INR 15000000 | INR 29761.9 |

SANGHVI HFIGHTS PHASE

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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 | 48 |
| Connectivity | 83 |
| Infrastructure | 78 |
| Local Environment | 73 |
| Land & Approvals | 50 |
| Project | 74 |
| People | 56 |
| Amenities | 42 |
| Building | 53 |
| Layout | 66 |

| Interiors | 80 |
|-----------|--------|
| Pricing | 30 |
| Total | 61/100 |

SANGHVI HEIGHTS PHASE

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