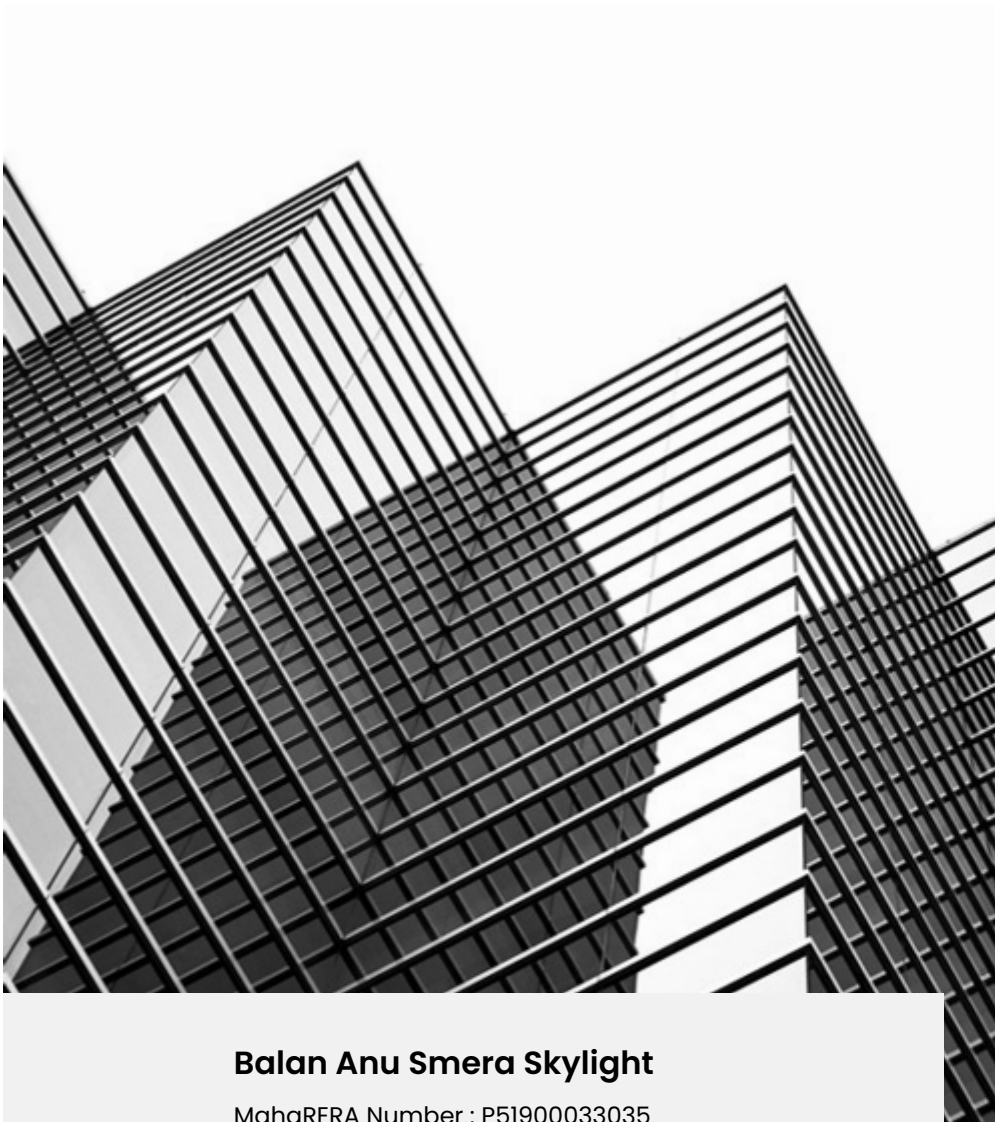


propscience.com

# PROP REPORT



**Balan Anu Smera Skylight**

MahaRERA Number : P51900033035



# 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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M West

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 61 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11 Km**
- N. G. Acharya & D. K. Marathe College **230 Km**
- Chembur Railway Station **2.3 Km**
- Amar Mahal Junction Flyover **3.5 Km**
- Joy Hospital **1.6 Km**
- General Education Academy **1.4 Km**
- K Star Mall **1.8 Km**
- Sahakari Bhandar, **2 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	1	1

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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The Saraswat Co-op Bank Ltd	NA	NA
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# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2025	891.7 Sqmt	3 BHK

## Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Reflexology Park,Bird Bath
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor’s Room,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports – Electrical Cars

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## BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
ANU-SMERA SKYLIGHT	2	16	2	3 BHK	32
First Habitable Floor				2nd Floor	

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Fire rated doors / walls,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

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<b>Configuration</b>	<b>RERA Carpet Range</b>
3 BHK	1175 – 1305 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Marble Flooring,Wooden Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Chimney & Hob,Modular Kitchen,Geyser,Washing Machine & Dryer,Refrigerator,Microwave Oven

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 30000000 to 35000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,The Saraswat Co-op Bank Ltd



### 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	48
Connectivity	55
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	74

<b>People</b>	48
<b>Amenities</b>	76
<b>Building</b>	61
<b>Layout</b>	63
<b>Interiors</b>	80
<b>Pricing</b>	40
<b>Total</b>	<b>65/100</b>

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