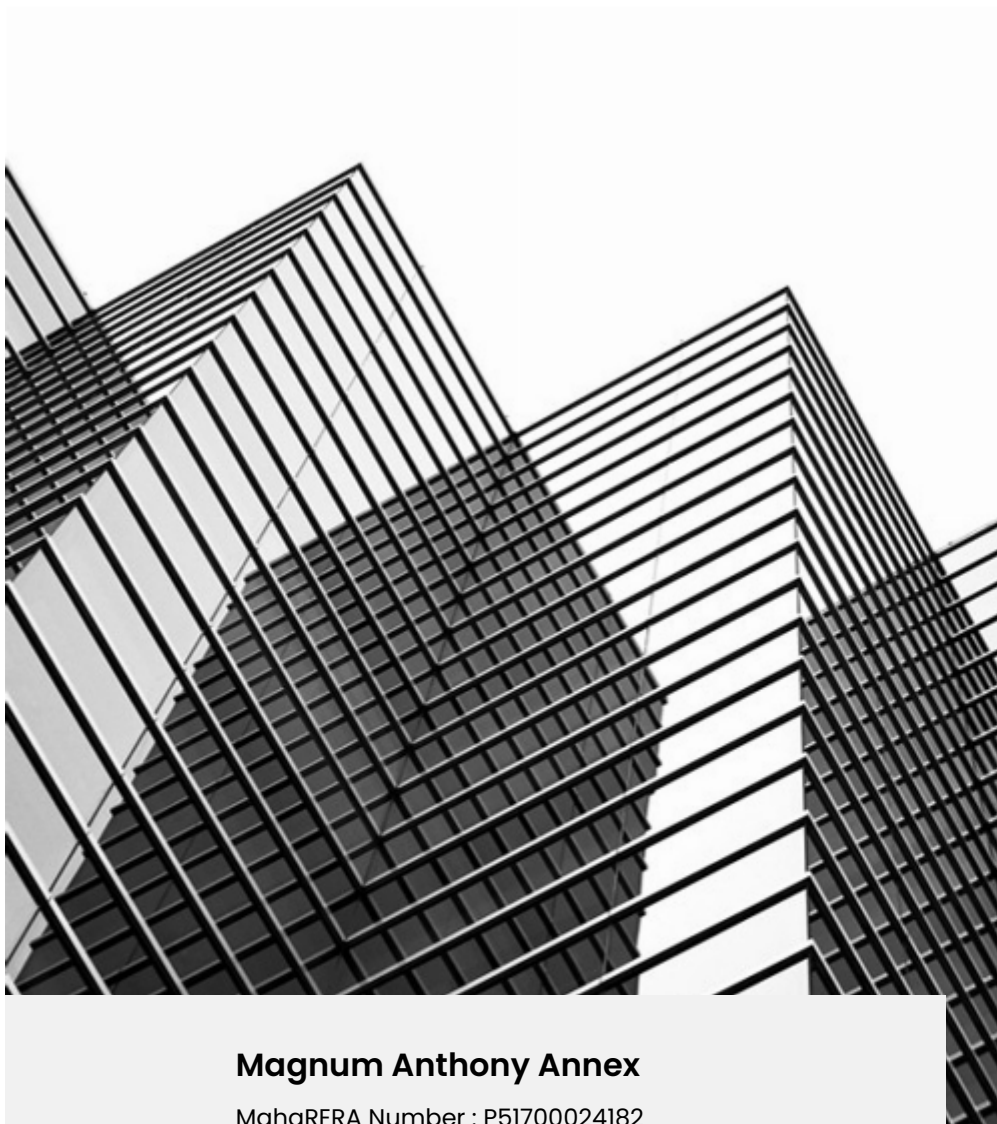


propscience.com

# PROP REPORT



**Magnum Anthony Annex**

MahaRERA Number : P51700024182



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 Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.7 Km**
- Thane Railway Station **2.7 Km**
- Jupiter Hospital **850 Mtrs**
- St. John The Baptist High School **1.5 Km**
- Viviana Mall **850 Mtrs**
- Big Bazaar Viviana Mall **850 Mtrs**

## LAND & APPROVALS

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

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ANNEX

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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ANNEX

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th June, 2022

471.34 Sqmt

1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Water Storage

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ANNEX

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Anthony Annex	1	8	5	1 BHK,2 BHK,Studio	40
First Habitable Floor				1st	

## Services & Safety

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

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ANNEX

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	390 sqft
2 BHK	560 sqft
Studio	280 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
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<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

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ANNEX

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 4800000
1 BHK	--	--	INR 6600000
2 BHK	--	--	INR 9500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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6%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	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>	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

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ANNEX

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	33
<b>Infrastructure</b>	100
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>48/100</b>

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