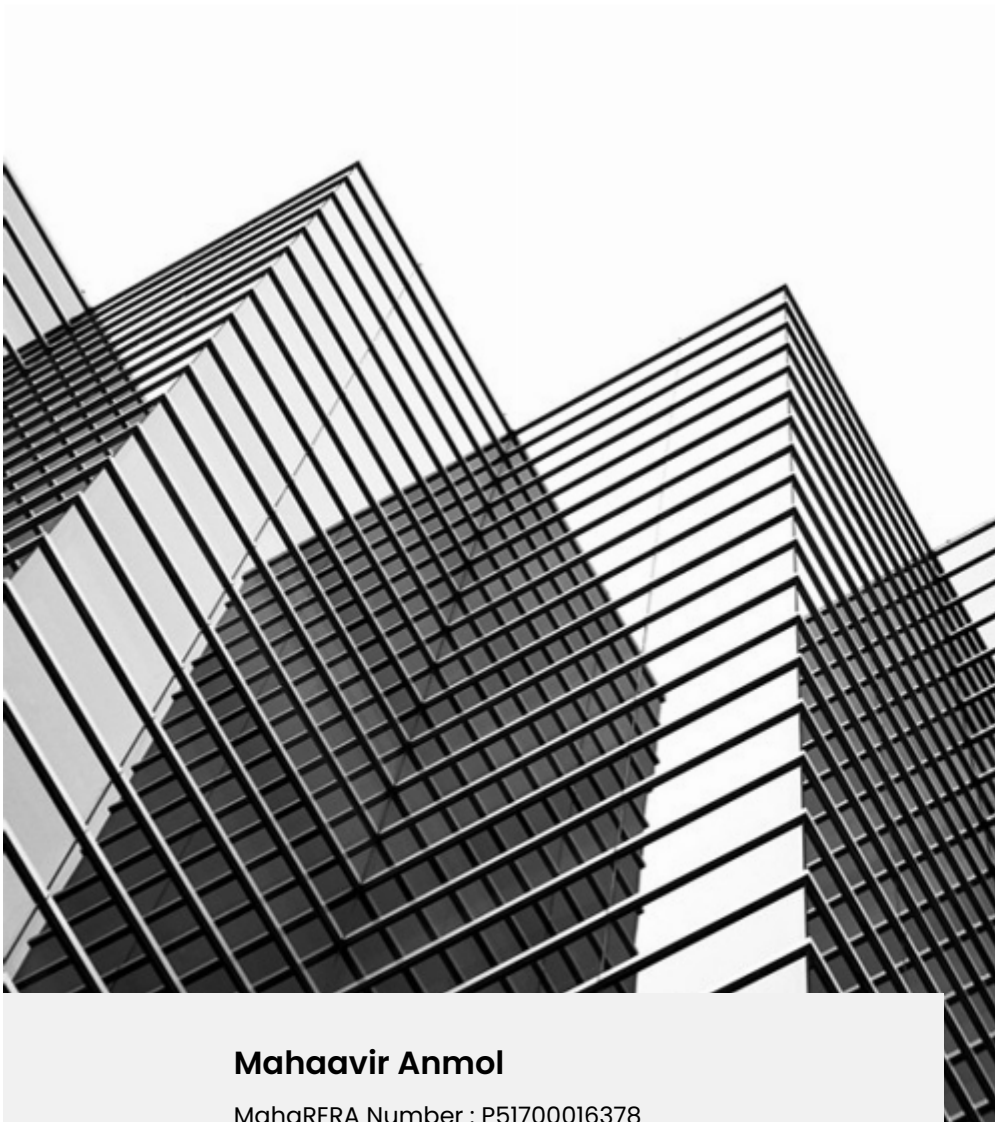


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# PROP REPORT



**Mahaavir Anmol**

MahaRERA Number : P51700016378



## 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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Ghansoli	Rabale Police Station	Ghansoli

## 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 48 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.8 Km**
- Navi Mumbai International Airport **21.7 Km**
- Bus Stop **55 Mtrs**
- Ghansoli Railway Station **0.4 Km**
- Thane – Belapur Rd **1.1 Km**
- Sai Snehdeep Hospital **1 Km**
- Shetkari Shikshan Sanstha Primary School, **1.6 Km**
- Palm Beach Galleria Mall **4.5 Km**
- D-Mart **1.7 Km**

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## 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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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	Soyuz Talib Architect Pvt Ltd	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	1500 Sqmt	1 BHK,2 BHK,Studio

### Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Mahaavir Anmol	2	15	4	1 BHK,2 BHK	60
First Habitable Floor					4th

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	290 sqft
2 BHK	505 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 27931.03	INR 8100000	INR 9000000
2 BHK	INR 22277.23	INR 11250000	INR 12500000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	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,HDFC Bank

### Transaction History

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

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	421	NA	INR 8500000	INR 20190.02



April 2022	344	NA	INR 4500000	INR 13081.4
April 2022	421	NA	INR 9000000	INR 21377.67
January 2022	422	2	INR 8800000	INR 20853.08
December 2021	422	10	INR 9000000	INR 21327.01
December 2021	422	12	INR 9500000	INR 22511.85
September 2021	422	NA	INR 9100000	INR 21563.98
August 2021	422	13	INR 9500000	INR 22511.85
April 2021	422	8	INR 8900000	INR 21090.05
March 2021	69	6	INR 9200000	INR 133333.33
March 2021	422	9	INR 8500000	INR 20142.18
March 2021	295	15	INR 6900000	INR 23389.83
January 2021	422	12	INR 9000000	INR 21327.01

<b>January 2021</b>	422	14	INR 9400000	INR 22274.88
<b>December 2020</b>	295	6	INR 7100000	INR 24067.8
<b>October 2020</b>	295	6	INR 4950000	INR 16779.66
<b>October 2020</b>	422	11	INR 9200000	INR 21800.95
<b>October 2020</b>	295	11	INR 6700000	INR 22711.86
<b>December 2019</b>	295	7	INR 6500000	INR 22033.9
<b>September 2019</b>	281	14	INR 6000000	INR 21352.31

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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	73
Connectivity	83
Infrastructure	84
Local Environment	100
Land & Approvals	36
Project	55
People	64
Amenities	56
Building	65
Layout	44
Interiors	65
Pricing	40

**Total**

**64/100**

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