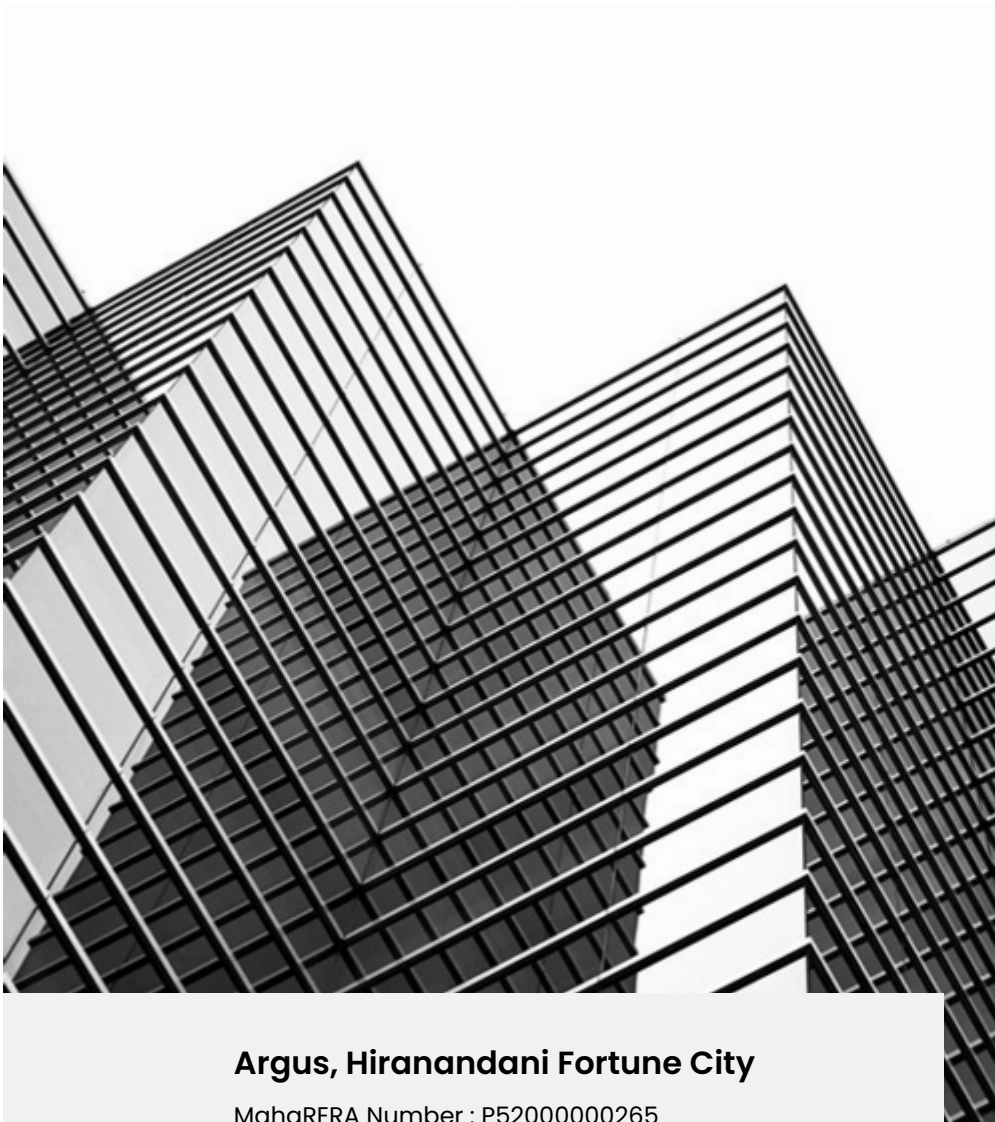


PROP REPORT



Argus, Hiranandani Fortune City

MahaRERA Number : P52000000265



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
Mohopada	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal I-B **57.8 Km**
- Navi Mumbai International Airport **17.5 Km**
- Bus stop **2 Km**
- Mahape Railway Station **3 Km**
- NH 48 **2 Km**
- Ambani Hospital **3.7 Km**
- Reliance Foundation School **4.3 Km**
- Orion Mall **15.5 Km**
- G-Mart **4.8 Km**

LAND & APPROVALS

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

ARGUS, HIRANANDANI FORTUNE CITY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ARGUS, HIRANANDANI FORTUNE CITY

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th April, 2022	588 Acre	3 BHK
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Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Day Care,ATM / Bank Attached
Eco Friendly Features	Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage

ARGUS, HIRANANDANI FORTUNE CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Argus	4	31	4	3 BHK	124

First Habitable Floor

4th

Services & Safety

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

ARGUS, HIRANANDANI
FORTUNE CITY

FLAT INTERIORS

Configuration

3 BHK

RERA Carpet Range

1095.4 - 1120.5 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring

Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,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

ARGUS, HIRANANDANI
FORTUNE CITY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 12913.88	INR 14148000	INR 15730000 to 15980000

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

GST	Stamp Duty	Registration
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0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

ARGUS, HIRANANDANI
FORTUNE CITY

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	1167	28	INR 11700000	INR 10025.71

April 2022	432	15	INR 4821000	INR 11159.72
March 2022	1167	14	INR 10750000	INR 9211.65
February 2022	905	16	INR 9506990	INR 10504.96
February 2022	983	6	INR 8850000	INR 9003.05
February 2022	1640	5	INR 15925000	INR 9710.37
January 2022	1086	6	INR 9200000	INR 8471.45
January 2022	1640	7	INR 15497500	INR 9449.7
January 2022	1167	29	INR 8321340	INR 7130.54
December 2021	433	35	INR 5780200	INR 13349.19
December 2021	983	24	INR 8600000	INR 8748.73
December 2021	1086	6	INR 9200000	INR 8471.45

November 2021	1487	8	INR 7052800	INR 4742.97
November 2021	1167	9	INR 6644560	INR 5693.71
November 2021	905	24	INR 5014620	INR 5541.02
November 2021	432	35	INR 5561250	INR 12873.26
October 2021	303	35	INR 3444300	INR 11367.33
October 2021	432	25	INR 5262000	INR 12180.56
October 2021	540	7	INR 4800000	INR 8888.89
September 2021	594	25	INR 12302500	INR 20711.28

ARGUS, HIRANANDANI
FORTUNE CITY

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	55
Connectivity	83
Infrastructure	48
Local Environment	100
Land & Approvals	58
Project	76
People	46
Amenities	68
Building	78
Layout	60

Interiors	65
Pricing	40
Total	65/100

ARGUS, HIRANANDANI
FORTUNE CITY

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