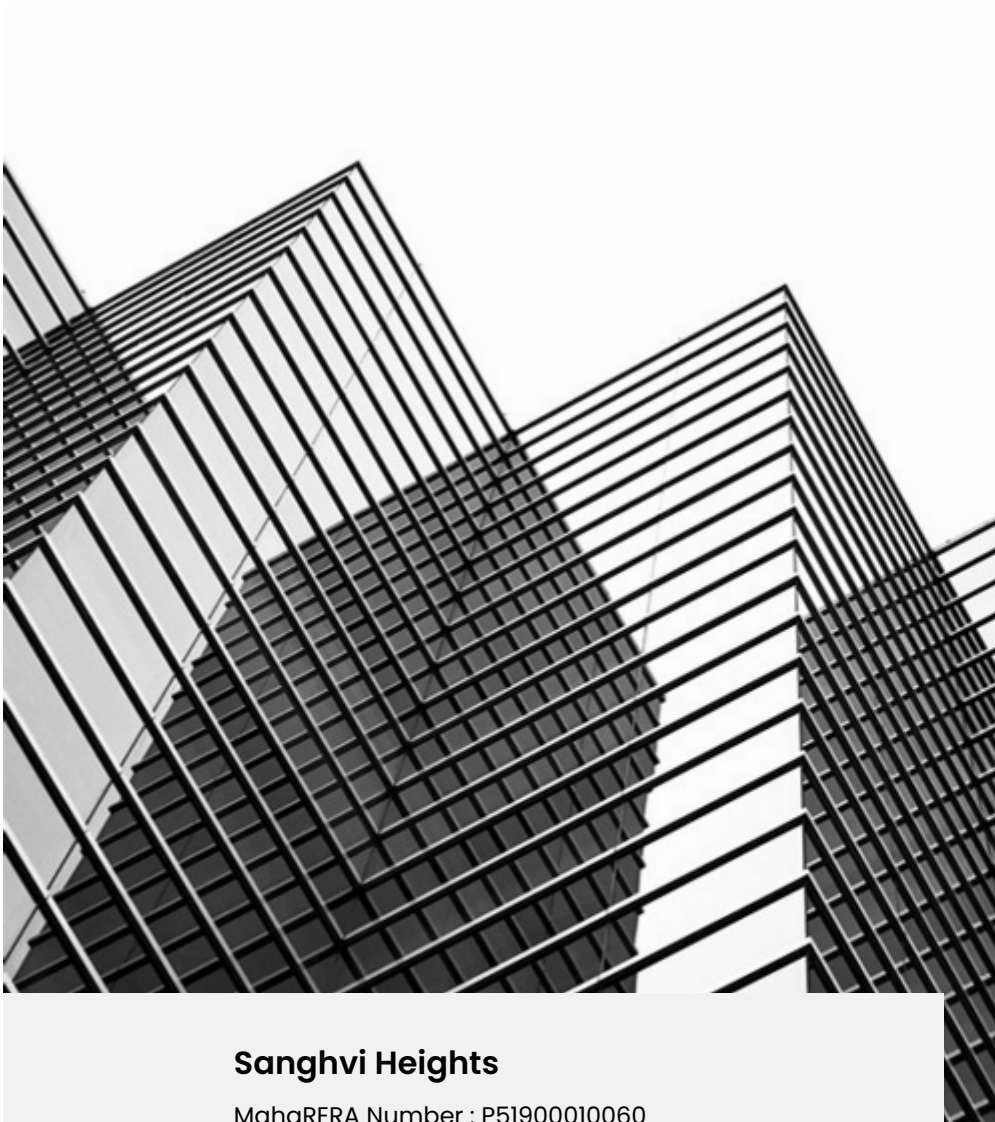


propscience.com

PROP REPORT



Sanghvi Heights

MahaRERA Number : P51900010060



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 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**
- Vashi SuperS.M Patel Kirana Stores,Market **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
June 2021	8	1

SANGHVI HEIGHTS

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 20th December, 2018	0.73 Sqft	2 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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	21	4	2 BHK	84
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **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

SANGHVI HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	637 – 657 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Light Fittings
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Geyser

SANGHVI HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26687.6	INR 17000000	INR 21000000 to 22500000

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

GST	Stamp Duty	Registration
1%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 800000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI 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 HEIGHTS

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 26827.04403
September 2021	636	13	INR 16000000	INR 25157.2327
June 2021	1027	9	INR 24000000	INR 23369.03603
May 2021	522	11	INR 15000000	INR 28735.63218
February 2021	504	12	INR 15062000	INR 29884.92063
January 2021	522	14	INR 16066000	INR 30777.77778
September 2020	547	14	INR 14703500	INR 26880.25594
July 2020	547	11	INR 16594000	INR 30336.38026
March 2020	977	14	INR 20445000	INR 20926.30502

November 2019	977	13	INR 19350000	INR 19805.52712
October 2019	761	11	INR 20500000	INR 26938.23916
August 2019	504	9	INR 15000000	INR 29761.90476
June 2019	504	10	INR 15106000	INR 29972.22222
June 2019	504	11	INR 15825000	INR 31398.80952
September 2018	736	9	INR 16000000	INR 21739.13043
August 2018	735	7	INR 16000000	INR 21768.70748
August 2018	699	13	INR 16182000	INR 23150.21459
May 2018	613	6	INR 17100000	INR 27895.59543

SANGHVI HEIGHTS

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	69
People	56
Amenities	36

Building	53
Layout	63
Interiors	63
Pricing	30
Total	58/100

SANGHVI HEIGHTS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.