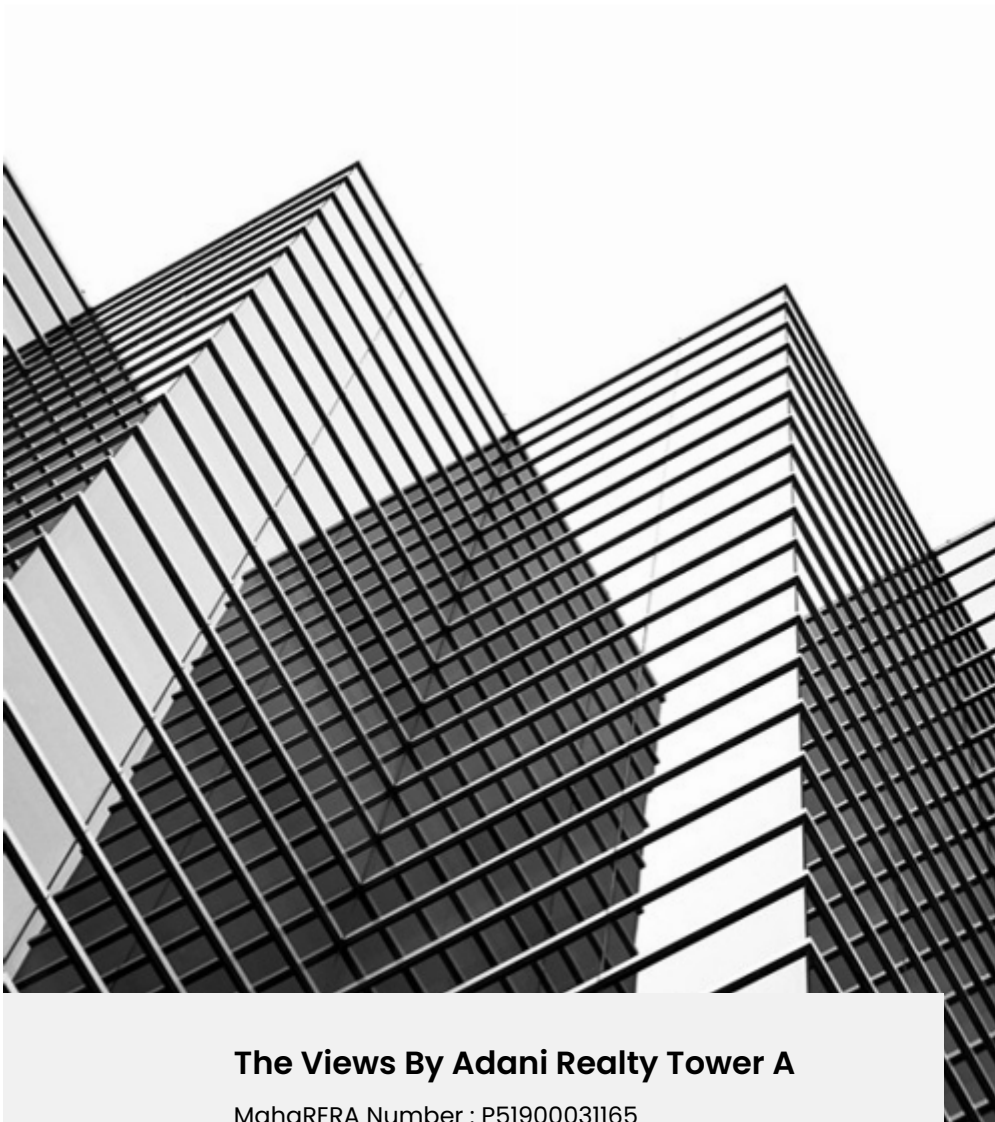


propscience.com

PROP REPORT



The Views By Adani Realty Tower A

MahaRERA Number : P51900031165



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 10 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.3 Km**
- Ghatkopar Bus Depot **1.2 Km**
- Vivo Ghatkopar Metro Station **1.5 Km**
- Ghatkopar Railway Station **1.4 Km**
- Ghatkopar Link Road **1.2 Km**
- Parakh Hospital **2.1 Km**
- Universal School **1.9 Km**
- R Odeon mall **1.0 Km**
- Ghelani Super Market **1.3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	5	1

BUILDER & CONSULTANTS

Adani Realty is the real estate wing of India's largest infrastructure and development corporation – Adani Group. In its 12 years of existence, Adani Realty has developed some of India's finest real estate projects in the residential and commercial sectors. It was collected over 40 awards owing to its commitment to 'nation building' and 'growth with goodness'. The company has developed 15 million square feet of area and presently has over 18.8 million square feet of area under development. Their real estate portfolio includes residential, commercial, and social club projects spread across Mumbai, Ahmedabad, Pune & Gurugram.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	2.5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Agnel The Views-Wing A	4	21	7	2 BHK	147
Agnel The Views-Wing A	4	21	7	3 BHK	147
Agnel The Views-Wing B	4	21	7	2 BHK	147
Agnel The Views-Wing B	4	21	7	3 BHK	147
First Habitable Floor				3rd floor	

Services & Safety

- **Security :** Security System / CCTV, Security Staff
- **Fire Safety :** Fire Hose, Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	576 – 835 sqft
3 BHK	929 – 954 sqft
2 BHK	576 – 835 sqft
3 BHK	929 – 1022 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint

HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled
White Goods	Modular Kitchen,Water Purifier

THE VIEWS BY ADANI
REALTY TOWER A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27500	INR 15840000	INR 18154000 to 25988750
3 BHK	INR 27500	INR 25547500	INR 28832250 to 31645500

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 1000000	INR 700000
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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.

THE VIEWS BY ADANI
REALTY TOWER A

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	562	7	INR 15536686	INR 27645.35
July 2022	746	12	INR 22533072	INR 30205.19
July 2022	825	10	INR 25117070	INR 30444.93

June 2022	919	9	INR 27546531	INR 29974.46
June 2022	735	8	INR 20690254	INR 28150.01
June 2022	733	12	INR 20182151	INR 27533.63
May 2022	608	14	INR 17569057	INR 28896.48
May 2022	562	9	INR 17026877	INR 30296.93
May 2022	919	15	INR 28422129	INR 30927.24
April 2022	733	13	INR 20191072	INR 27545.8
April 2022	562	7	INR 15700538	INR 27936.9
March 2022	825	14	INR 26098282	INR 31634.28

THE VIEWS BY ADANI
REALTY TOWER A

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	86
Local Environment	80
Land & Approvals	56
Project	74
People	56
Amenities	70
Building	67
Layout	41
Interiors	63
Pricing	50
Total	65/100

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