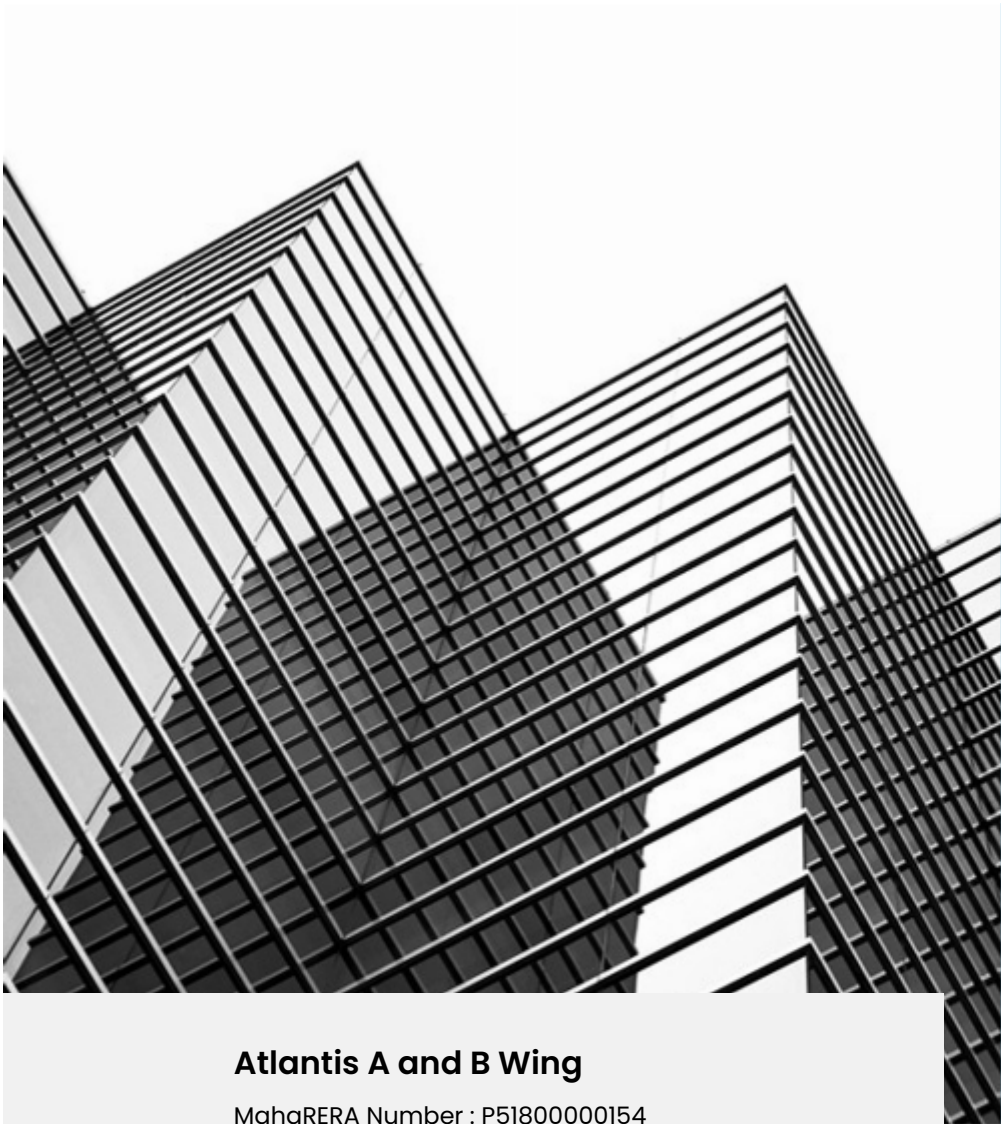


PROP REPORT



Atlantis A and B Wing

MahaRERA Number : P51800000154



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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 72 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.3 Km**
- Jalvayu Vihar **550 Mtrs**
- Kanjur Marg Station (W) **4.1 Km**
- Eastern Express Highway **8.3 Km**
- Dr. L H Hiranandani Hospital **1.5 Km**
- Hiranandani Foundation International School **1.0 Km**
- R City Mall **4.0 Km**
- D Mart **290 Mtrs**

LAND & APPROVALS

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

ATLANTIS A AND B WING

BUILDER & CONSULTANTS

Established in 1978, by brothers Surender and Niranjan Hiranandani, the Hiranandani Group was created with the vision of providing new India with self-sufficient and enduring townships. Today they are one of Mumbai's premier real estate developers and their name is synonymous with excellent quality, reliability, and beautifully unique architecture. With over forty years of experience, Hiranandani Group has successfully delivered projects in the retail, commercial and residential space in India and abroad. Their most iconic project to date is the Hiranandani Gardens township in Powai, Mumbai.

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

ATLANTIS A AND B WING

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	1289.13 Sqmt	2 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,STP Plant

ATLANTIS A AND B WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Atlantis A	3	27	6	2 BHK	162
Atlantis B	3	27	6	2 BHK	162
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ATLANTIS A AND B WING

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	762 – 771 sqft
2 BHK	762 – 771 sqft

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

Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

ATLANTIS A AND B WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	INR 44933.33	--	INR 33700000 to 39600000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	740	8	INR 29900000	INR 40405.41
November 2022	740	4	INR 28800000	INR 38918.92
November 2022	740	10	INR 32300000	INR 43648.65
November 2022	740	11	INR 32716000	INR 44210.81
October 2022	740	4	INR 28800000	INR 38918.92
October 2022	750	12	INR 33766000	INR 45021.33
October 2022	750	11	INR 32716000	INR 43621.33
September 2022	740	11	INR 32716000	INR 44210.81

September 2022	740	6	INR 28656000	INR 38724.32
September 2022	740	18	INR 30987000	INR 41874.32
August 2022	740	6	INR 28512000	INR 38529.73
August 2022	750	14	INR 34131000	INR 45508
August 2022	740	5	INR 28800000	INR 38918.92
July 2022	750	10	INR 32244000	INR 42992
July 2022	740	6	INR 28800000	INR 38918.92
April 2022	750	5	INR 28800000	INR 38400
April 2022	750	5	INR 28800000	INR 38400
April 2022	740	9	INR 35438700	INR 47890.14
March 2022	740	25	INR 35424000	INR 47870.27
March 2022	740	19	INR 35793000	INR 48368.92

ATLANTIS A AND B WING

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	65
Connectivity	55
Infrastructure	78
Local Environment	80
Land & Approvals	42
Project	71
People	65
Amenities	62

Building	78
Layout	70
Interiors	83
Pricing	30
Total	65/100

ATLANTIS A AND B WING

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