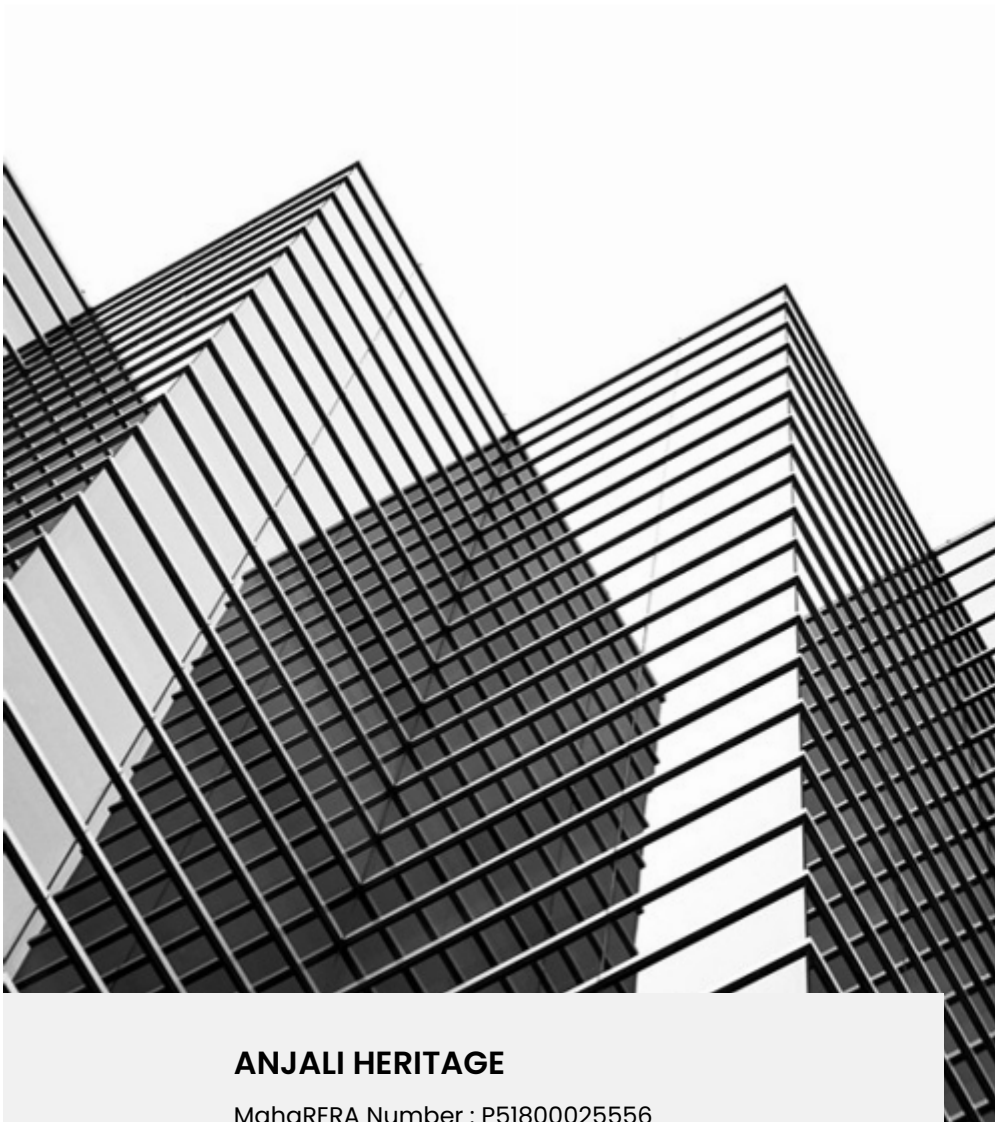


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PROP REPORT



ANJALI HERITAGE

MahaRERA Number : P51800025556



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
Rajawadi	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 71 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.2 Km**
- Pancholi Hospital Bus Stop **700 Mtrs**
- Vivo Ghatkopar Metro Station **2.0 Km**
- Ghatkopar Railway Station **2.0 Km**
- Eastern Express Highway **2.6 Km**
- Parakh Hospital **1.8 Km**
- PVG Vidya Bhawan School **350 Mtrs**
- R Odeon Mall **1.3 Km**
- Apna Bazar **500 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2023	0.024 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
ANJALI HERITAGE- Wing A	2	10	3	1 BHK,2 BHK,3 BHK	30
ANJALI HERITAGE- Wing B	2	10	3	1 BHK,2 BHK,3 BHK	30
First Habitable Floor				1st floor	

Services & Safety

- **Security** : NA
- **Fire Safety** : Fire Hose,Fire cylinders
- **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	445 - 477 sqft
2 BHK	630 sqft
3 BHK	1107 sqft
1 BHK	445 - 477 sqft
2 BHK	630 sqft
3 BHK	1107 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Concealed copper wiring
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 28260	INR 12575700	INR 14163270 to 15158022
2 BHK	INR 28260	INR 17803800	INR 19914180

3 BHK	INR 28260	INR 31283820	INR 31926652
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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 750000	INR 300000

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

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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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	59
People	39
Amenities	30
Building	67
Layout	51

Interiors	38
Pricing	50
Total	57/100

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