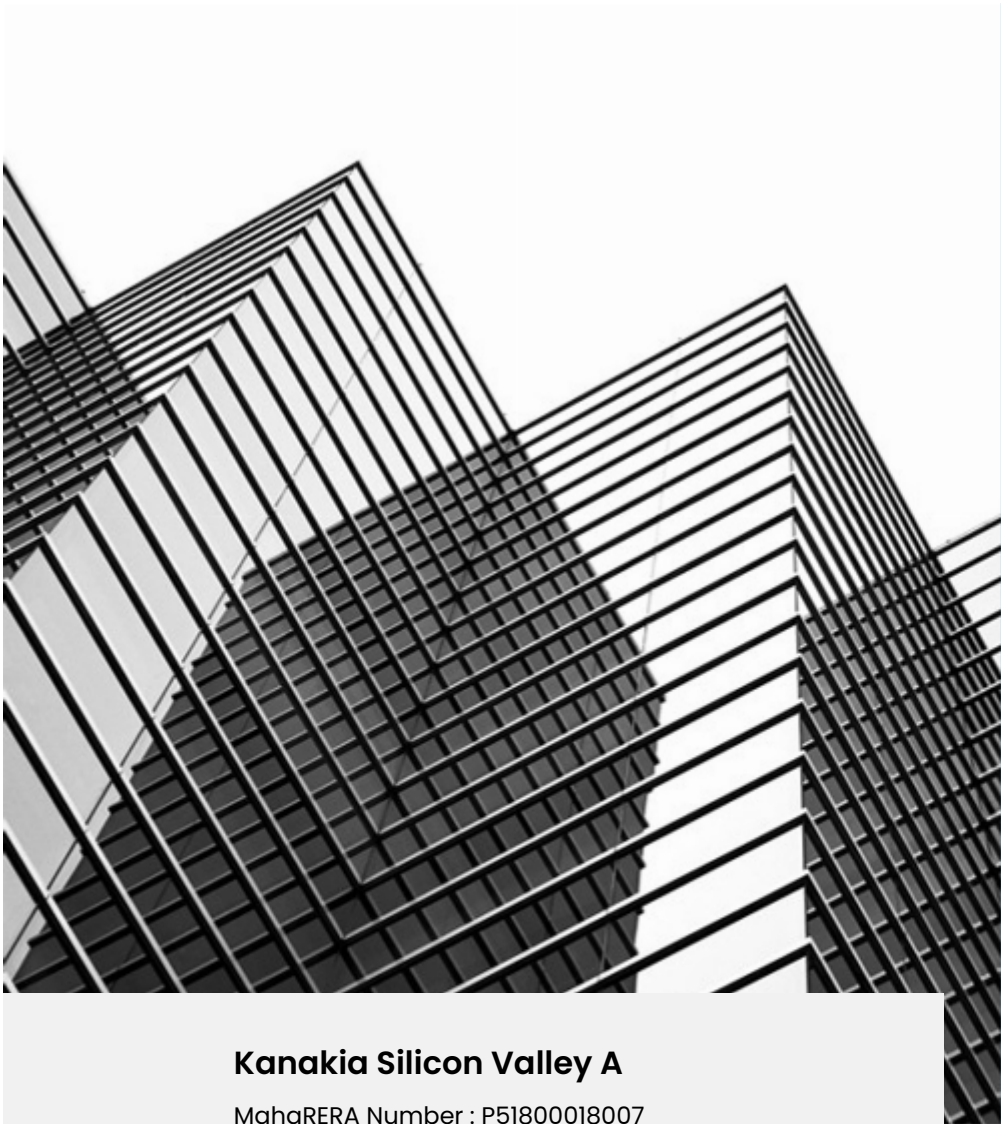


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PROP REPORT



Kanakia Silicon Valley A

MahaRERA Number : P51800018007



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 L |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal **11.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **8 Km**
- Bayer House Bus Stop **1.2 Km**
- Vivo Ghatkopar Metro Station **3.9 Km**
- Vikhroli Railway Station **3.1 Km**
- Jogeshwari - Vikhroli Link Rd **5.2 Km**
- Dr. L.H. Hiranandani Hospital **600 Mtrs**
- Hiranandani Foundation International School **2.3 Km**
- R City Mall **3 Km**
- D Mart **2.2 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| December 2022 | NA | 1 |

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

| | | |
|------------------------------|--------|-------------|
| Completed on 30th June, 2025 | 8 Acre | 2 BHK,3 BHK |
|------------------------------|--------|-------------|

Project Amenities

| | |
|------------------------|--|
| Sports | Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Party Lawn,Clubhouse |
| Eco Friendly Features | Green Zone,Landscaped Gardens |

KANAKIA SILICON VALLEY A

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Codename Future A | 5 | 24 | 8 | 2 BHK,3 BHK | 192 |
| First Habitable Floor | | | | 3rd Floor | |

Services & Safety

- **Security** : Security System / CCTV,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

KANAKIA SILICON VALLEY A

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|------------------------------|---|
| 2 BHK | 650 – 752 sqft |
| 3 BHK | 967 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |
| Flooring | Marble Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |

| | |
|---------------------|--|
| Finishing | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen |

KANAKIA SILICON VALLEY A

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|------------------|--------------------|-----------------------------|
| 2 BHK | INR 30000 | INR 19500000 | INR 21450000 to 24816000 |
| 3 BHK | INR 30000 | INR 29010000 | INR 31911000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5% | 3% | 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 | Construction Linked Payment |
| 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,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank |

Transaction History

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

KANAKIA SILICON VALLEY A

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| February 2023 | 847 | 16 | INR 23778100 | INR 28073.32 |

| | | | | |
|----------------------|------|----|--------------|--------------|
| November 2022 | 967 | 12 | INR 30581434 | INR 31625.06 |
| October 2022 | 768 | 24 | INR 24050000 | INR 31315.1 |
| July 2022 | 1350 | 18 | INR 46677562 | INR 34575.97 |
| July 2022 | 718 | 5 | INR 21520400 | INR 29972.7 |
| June 2022 | 718 | 10 | INR 22183700 | INR 30896.52 |
| June 2022 | 718 | 6 | INR 23407857 | INR 32601.47 |
| June 2022 | 718 | 14 | INR 21223084 | INR 29558.61 |
| May 2022 | 769 | 23 | INR 22723900 | INR 29549.93 |
| May 2022 | 718 | 9 | INR 22290565 | INR 31045.36 |
| April 2022 | 967 | 24 | INR 29150000 | INR 30144.78 |
| March 2022 | 967 | 20 | INR 28775000 | INR 29756.98 |
| March 2022 | 652 | 20 | INR 18814108 | INR 28855.99 |
| March 2022 | 967 | 10 | INR 27077930 | INR 28002 |

| | | | | |
|--------------------------|-----|----|--------------|--------------|
| February 2022 | 736 | 10 | INR 21037665 | INR 28583.78 |
| February 2022 | 967 | 17 | INR 27044994 | INR 27967.94 |
| February 2022 | 768 | 19 | INR 22315385 | INR 29056.49 |
| January 2022 | 736 | 13 | INR 21520400 | INR 29239.67 |
| January 2022 | 985 | 19 | INR 28673866 | INR 29110.52 |
| November 2021 | 966 | 8 | INR 29235393 | INR 30264.38 |

KANAKIA SILICON VALLEY 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 | 65 |
| Connectivity | 55 |
| Infrastructure | 86 |
| Local Environment | 80 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 56 |
| Amenities | 56 |
| Building | 69 |
| Layout | 56 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 62/100 |

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