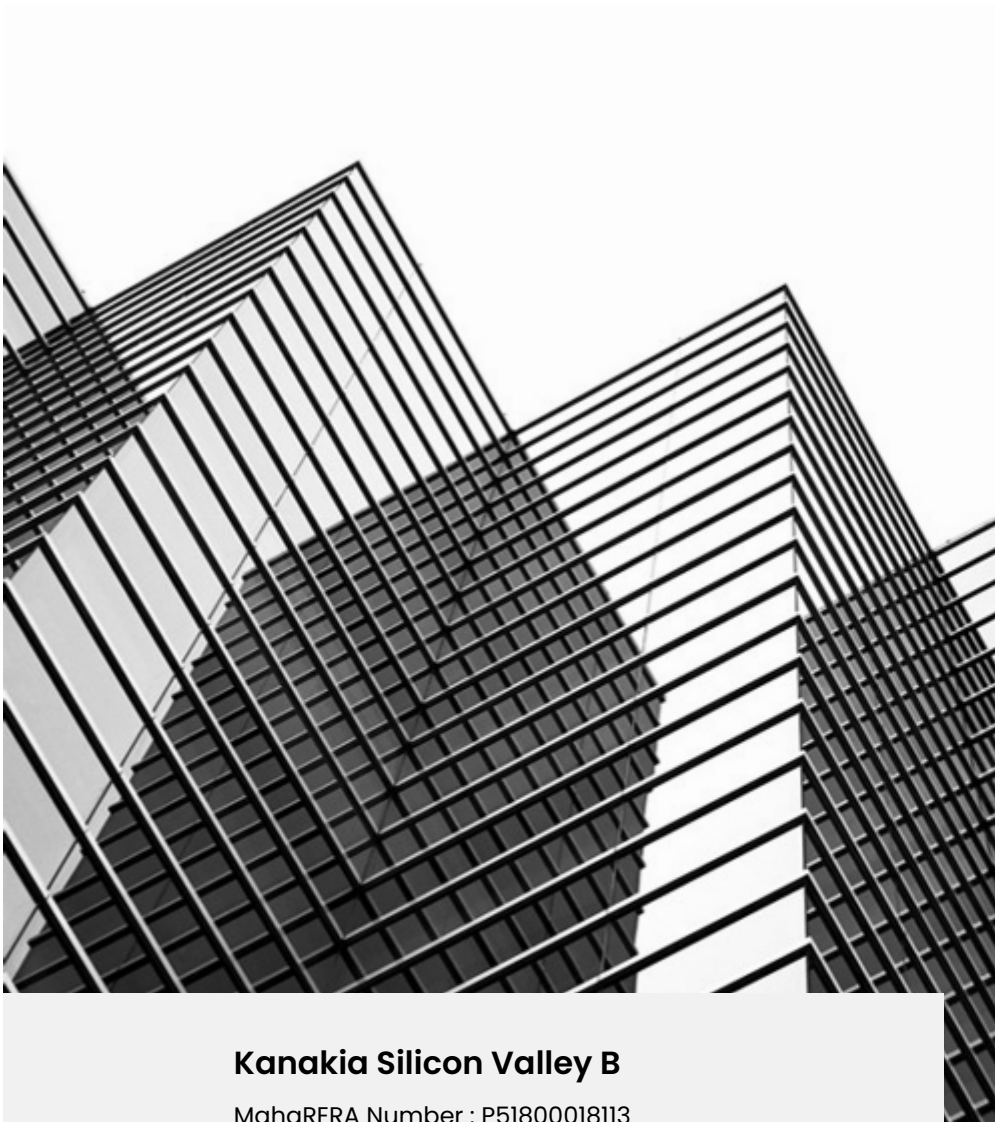


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PROP REPORT



Kanakia Silicon Valley B

MahaRERA Number : P51800018113



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**
- Sakinaka Metro Station **4.1 Km**
- Kanjur Marg Railway Station **4.8 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
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Completed on 30th June, 2025	8 Acre	1 BHK,2 BHK
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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,Rain Water Harvesting,Landscaped Gardens

KANAKIA SILICON VALLEY B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Codename Future B	5	24	8	1 BHK,2 BHK	192
First Habitable Floor				3rd Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,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 nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

KANAKIA SILICON VALLEY B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	429 sqft
2 BHK	563 - 752 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings

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 B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 30000	INR 12870000	INR 14157000
2 BHK	INR 30000	INR 16890000	INR 18579000 to 24816000

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 B

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2023	735	20	INR 19950803	INR 27143.95

October 2022	759	23	INR 24185038	INR 31864.35
August 2022	613	19	INR 18150000	INR 29608.48
July 2022	613	20	INR 18000000	INR 29363.78
June 2022	613	24	INR 18100000	INR 29526.92
June 2022	563	1	INR 16437000	INR 29195.38
June 2022	429	2	INR 13374000	INR 31174.83
May 2022	759	19	INR 24209544	INR 31896.63
May 2022	429	11	INR 12599000	INR 29368.3
April 2022	429	10	INR 12771000	INR 29769.23
April 2022	652	21	INR 19855920	INR 30453.87
March 2022	759	21	INR 25791072	INR 33980.33
March 2022	669	23	INR 24229596	INR 36217.63
February 2022	429	10	INR 12487200	INR 29107.69

January 2022	429	4	INR 12546110	INR 29245.01
October 2021	428	1	INR 12166850	INR 28427.22
September 2021	429	9	INR 12179750	INR 28391.03
July 2021	429	17	INR 11677940	INR 27221.31
June 2021	651	15	INR 20958500	INR 32194.32
June 2021	429	12	INR 13034250	INR 30382.87

KANAKIA SILICON VALLEY B

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
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Place	65
Connectivity	55
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	71
People	56
Amenities	62
Building	69
Layout	53
Interiors	45
Pricing	40
Total	61/100

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