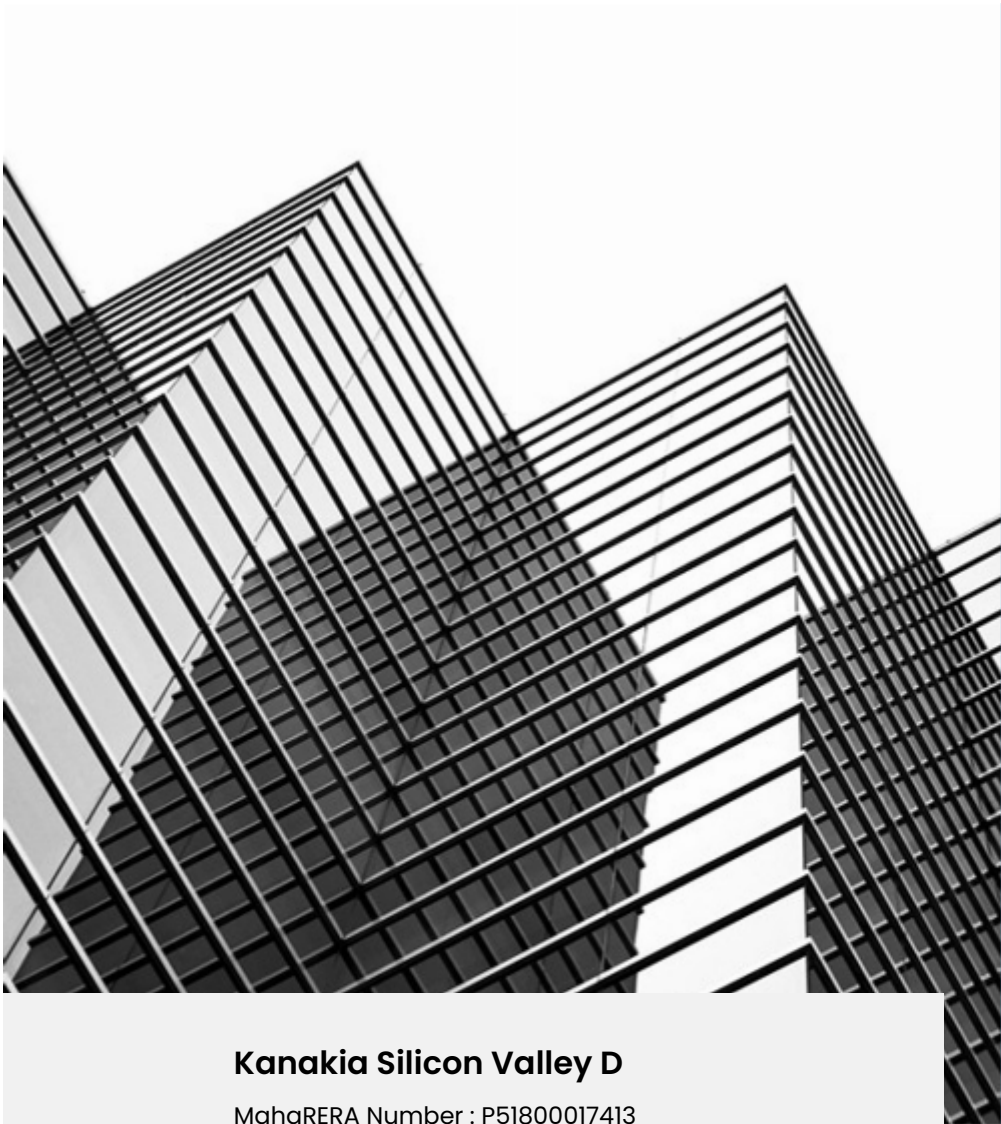


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# PROP REPORT



**Kanakia Silicon Valley D**

MahaRERA Number : P51800017413



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **11.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **8 Km**
- Bayer House, Hiranandani Gardens, Panchkutir Ganesh Nagar, Powai, Mumbai, Maharashtra 400076 **1.2 Km**
- Sakinaka Metro Station, metro station, near sakinaka, Nair Wadi, Saki Naka, Mumbai, Maharashtra 400072 **4.1 Km**
- Kanjur Marg, Kanjurmarg Sky Walk, Laxmi Udyog Nagar, Kanjurmarg West, Bhandup East, Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **4.8 Km**
- Jogeshwari - Vikhroli Link Rd, Mumbai, Maharashtra **5.2 Km**
- Dr. L.H. Hiranandani Hospital, Dr. LH Hiranandani Hospital 3rd Floor, HBOT Department, Powai, Mumbai, Maharashtra 400076 **600 Mtrs**
- Hiranandani Foundation International School, D-303, Ridge St, C Block, Ridge Rd, C Block, Hiranandani Gardens, MHADA Colony 20, Powai, Mumbai, Maharashtra 400076 **2.3 Km**
- R City Mall, LBS Marg, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **3 Km**
- D Mart, 10-A, Orchard Ave, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076 **1.3 Km**

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## 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, 2026	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,Multipurpose Hall

Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens
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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
CODENAME FUTURE D	4	24	7	2 BHK,3 BHK	168
First Habitable Floor				3rd floor	

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,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

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# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	672 - 744 sqft
3 BHK	1134 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
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 30000	INR 20160000	INR 22176000 to 24552000
3 BHK	INR 30000	INR 34020000	INR 37422000

**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.



<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	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.

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## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>February 2023</b>	771	16	INR 23284137	INR 30199.92
<b>January 2023</b>	751	11	INR 21100000	INR 28095.87
<b>December 2022</b>	666	16	INR 21250000	INR 31906.91
<b>November 2022</b>	1365	12	INR 40714080	INR 29827.16

<b>November 2022</b>	682	21	INR 21031885	INR 30838.54
<b>October 2022</b>	666	9	INR 20899800	INR 31381.08
<b>September 2022</b>	683	23	INR 21966000	INR 32161.05
<b>September 2022</b>	666	14	INR 21302155	INR 31985.22
<b>August 2022</b>	743	23	INR 24250000	INR 32637.95
<b>July 2022</b>	2278	18	INR 70695825	INR 31034.16
<b>July 2022</b>	671	22	INR 22760100	INR 33919.67
<b>June 2022</b>	667	16	INR 19294750	INR 28927.66
<b>May 2022</b>	671	20	INR 23221110	INR 34606.72
<b>April 2022</b>	667	12	INR 19707000	INR 29545.73
<b>April 2022</b>	743	22	INR 17394400	INR 23411.04
<b>March 2022</b>	683	20	INR 20241375	INR 29635.98
<b>March 2022</b>	683	11	INR 20530538	INR 30059.35

<b>March 2022</b>	666	17	INR 20968100	INR 31483.63
<b>February 2022</b>	667	14	INR 20038085	INR 30042.11

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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	65
Connectivity	55
Infrastructure	86
Local Environment	80
Land & Approvals	50

<b>Project</b>	71
<b>People</b>	56
<b>Amenities</b>	68
<b>Building</b>	69
<b>Layout</b>	65
<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>64/100</b>

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