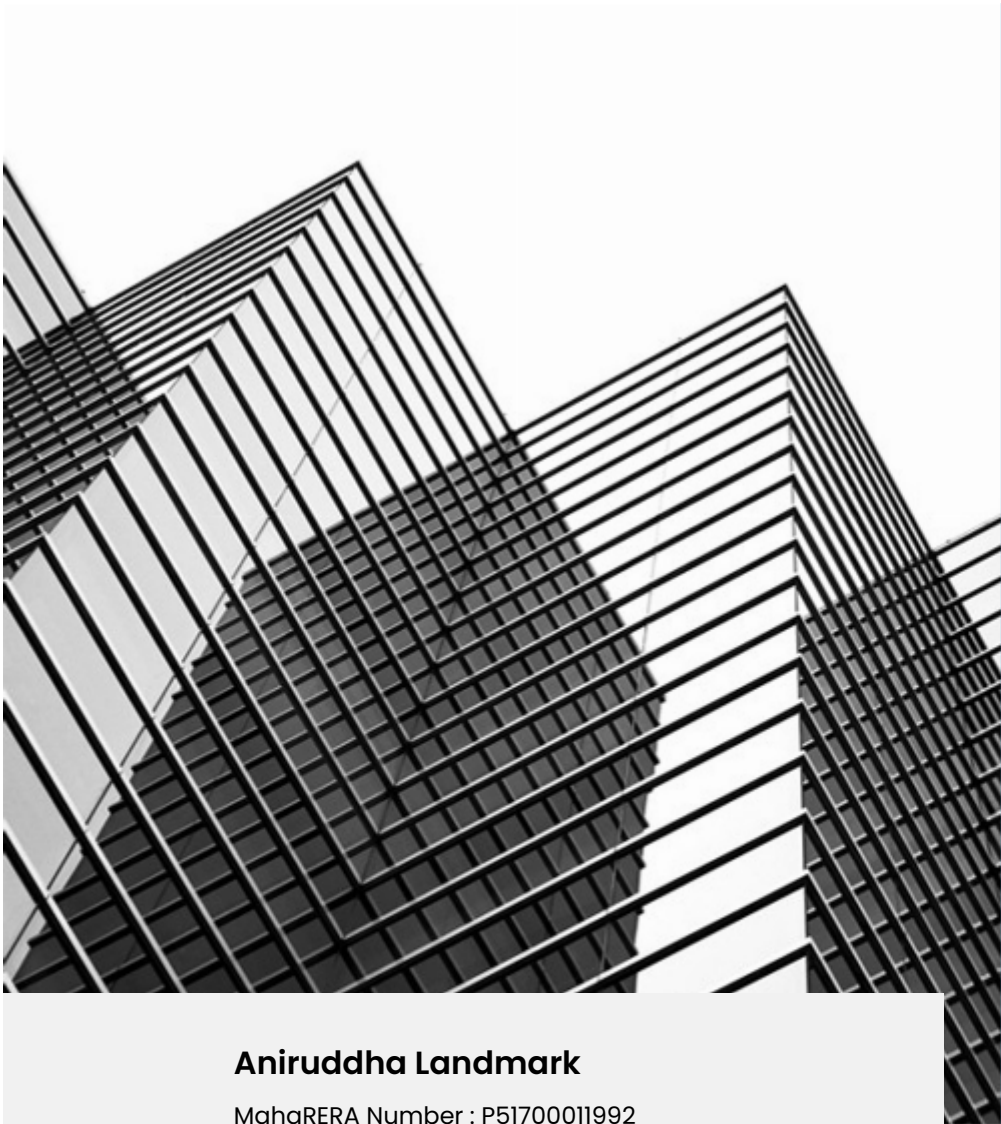


propscience.com

# PROP REPORT



**Aniruddha Landmark**

MahaRERA Number : P51700011992



# 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 Juinagar. Juinagar is a popular locality of Navi Mumbai. It is semi cosmopolitan, with individuals and families of different communities and cultures. The common languages spoken here are Hindi and Marathi. The locality is known for its safety, with several prominent schools and colleges present in the vicinity. Chincholi Talao is famous during Ganeshotsav and other festivals as a place for the immersion of idols. There is a popular walking track around the pond. The main market is near Sadguru Hotel and Suyog Arcade which is the most prominent complex in the area. Juinagar connects other parts of Navi Mumbai via Vashi and Nerul. Certain bus routes take passengers all the way up to several destinations in Mumbai City. Juinagar Railway Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Sanpada	NA	NA

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- Sanpada Railway Station **2.4 Km**
- Ryan International School **1.2 Km**
- New Millenium Multispeciality Hospital **1.2 Km**
- D-Mart **1 Km**

## LAND & APPROVALS



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

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ANIRUDDHA LANDMARK

## BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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ANIRUDDHA LANDMARK

## PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st March, 2019	1100 Sqmt	1 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

ANIRUDDHA LANDMARK

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aniruddha Landmark	1	15	4	1 BHK	60
First Habitable Floor				1st	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA

- **Vertical Transportation :** NA

ANIRUDDHA LANDMARK

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	301 – 332 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	NA

ANIRUDDHA LANDMARK

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24036.14	INR 7695000	INR 8100000 to 8400000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

ANIRUDDHA LANDMARK

## 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	73
Connectivity	48
Infrastructure	72
Local Environment	30



<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

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ANIRUDDHA LANDMARK

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