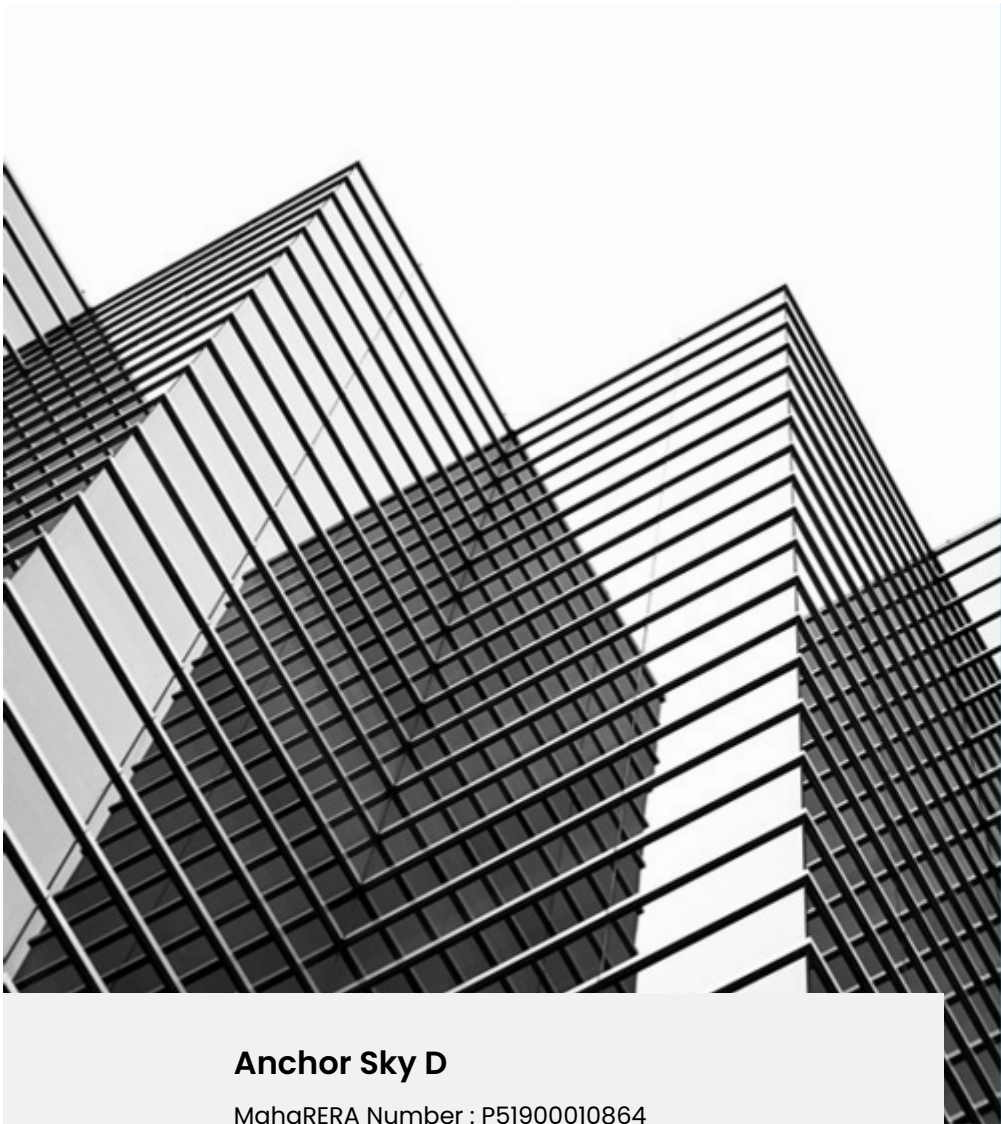


propscience.com

PROP REPORT



Anchor Sky D

MahaRERA Number : P51900010864



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 Dadar (East). Dadar is an important commercial and residential hub of Mumbai. Railway stations in Dadar connect to both the Suburban Railway Line and the Indian Railway Line making it a transit point for thousands of commuters daily. It also houses important inter-state bus terminals and railways stations. Dadar is popular for its shopping centres and educational institutes. Five Gardens Park is a popular recreational park in the area. The area is cosmopolitan with a vibrant mix of Hindus, Parsis, and Muslims. The Dadar Parsi Colony is known to have some of the most expansive residential buildings in the city.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Dadar monorail station **850 Mtrs**
- Dadar railway station **300 Mtrs**
- Global hospital **2.2 Km**
- Ruia college **1.1 Km**

LAND & APPROVALS

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

ANCHOR SKY D

BUILDER & CONSULTANTS

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

ANCHOR SKY D

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-------------|-----------------------------------|
| 2026 Ready to move | 3723.1 Sqmt | 1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK |

Project Amenities

| | |
|------------------------|--|
| Sports | Putting Green,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone |
| Business & Hospitality | Banquet Hall,Barbeque Pit,Party Lawn |
| Eco Friendly Features | Waste Segregation |

| |
|--------------|
| ANCHOR SKY D |
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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-----------------------------------|----------------|
| Anchor Sky D | | 51 | | 1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK | 0 |
| First Habitable Floor | | | | | - |

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

ANCHOR SKY D

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 1224 sqft |
| 3 BHK | 1701 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|------------------------------|------------------|
| Flooring | Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Kitchen Platform |

| | |
|---------------------|--|
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | CCTV System |

ANCHOR SKY D

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | INR 25000 | -- | INR 30600000 |
| 3 BHK | INR 25279.25 | -- | INR 43000000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 0% | 0 |
| Floor Rise | Parking Charges | Other Charges |

| | | |
|----|----|----|
| NA | NA | NA |
|----|----|----|

| | |
|----------------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans |

Transaction History

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

| |
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| ANCHOR SKY D |
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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 | 48 |
| Infrastructure | 64 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 58 |
| People | 39 |
| Amenities | 42 |
| Building | 53 |
| Layout | 52 |
| Interiors | 48 |
| Pricing | 30 |
| Total | 47/100 |

ANCHOR SKY D

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