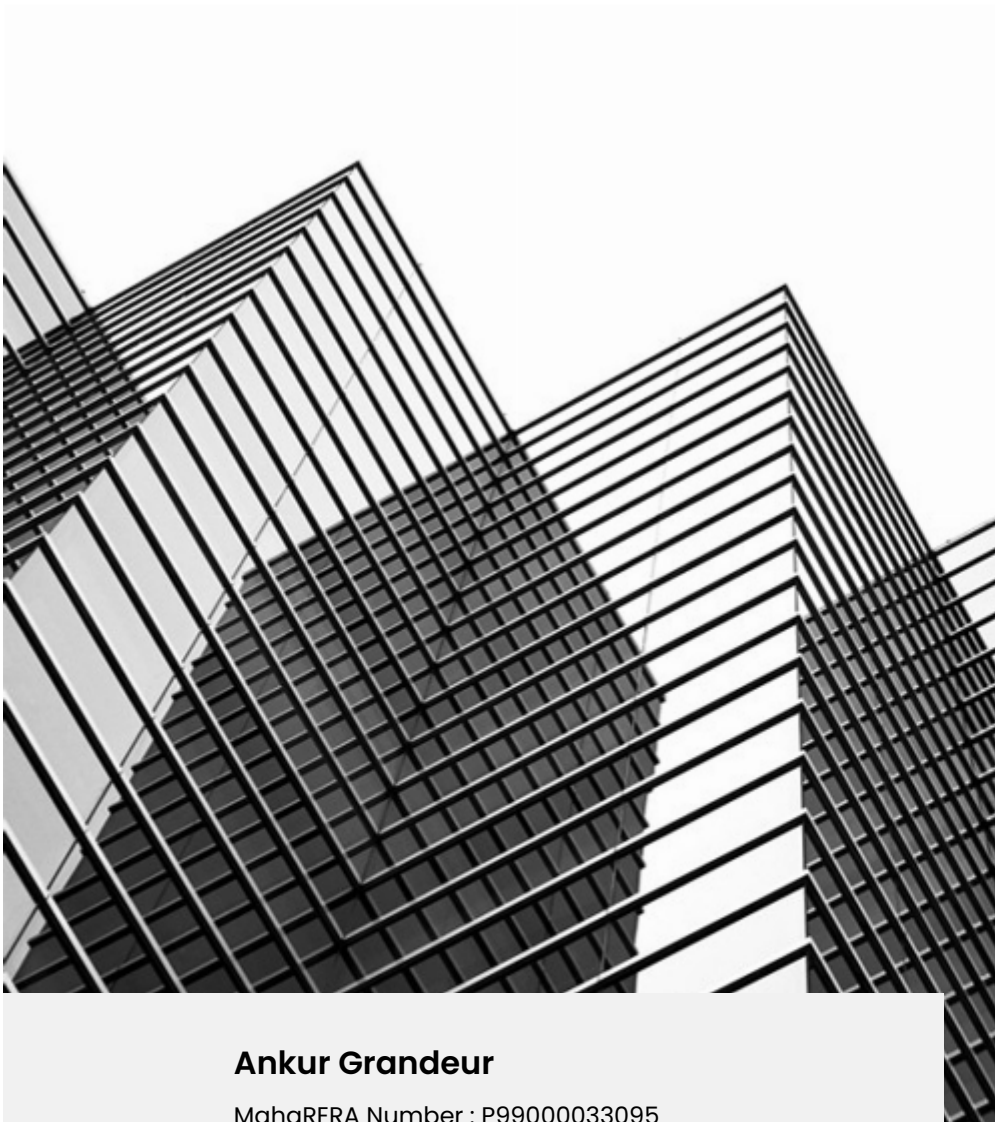


propscience.com

PROP REPORT



Ankur Grandeur

MaharERA Number : P99000033095



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

Post Office	Police Station	Municipal Ward
Nallosapare E	Nalasopara Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **52 Km**
- Mohak City **200 Mtrs**
- Virar Railway Station **2.2 Km**
- Virar Phata, Kaner, Maharashtra 401303 **12.6 Km**
- Aarush Hospital Suruchi Apartment Manvelpada Virar East, Suruchi Apartment, Aarush Hospital, Ground floor, Manvelpada Rd, near Mohak City, Virar, Maharashtra 401305 **550 Mtrs**
- Yash Vidya Niketan, Virar East, Virar, Maharashtra **900 Mtrs**
- The Capital Mall, The Capital Mall Off New Link Road Village, Achole Rd, Nalasopara East, Maharashtra 401209 **4.3 Km**
- D Mart, Virar - Nallasopara Link Rd, Swastik Eptiom, Ekvira Darshan, Virar East, Virar, Maharashtra 401305 **1.1 Km**

LAND & APPROVALS

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

ANKUR GRANDEUR

BUILDER & CONSULTANTS

Ankur Lifespaces only provides excellence and strives to exceed expectations in everything we do. They believe working with “all the heart” has the potential to change the world. They operate with a high level of accountability, taking full responsibility for upholding their commitment to excellence. Their goal is to change the real estate industry through superior talent and revolutionary technology.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ANKUR GRANDEUR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	1304 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Multipurpose Court,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Pergola
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Rain Water Harvesting,Water Storage

ANKUR GRANDEUR

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ankur Granduer	3	23	10	1 BHK	230

Ankur Granduer	3	23	10	2 BHK	230
Ankur Granduer	3	23	10	Studio	230
First Habitable Floor				1st Floom	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

ANKUR GRANDEUR

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	428 sqft
2 BHK	592 sqft
Studio	265 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

ANKUR GRANDEUR

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 2500000

1 BHK	--	--	INR 4300000
2 BHK	--	--	INR 6000000

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

GST	Stamp Duty	Registration
2%	0%	INR 35000
Floor Rise	Parking Charges	Other Charges
NA	INR 350000	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,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure 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	45
Connectivity	65
Infrastructure	78
Local Environment	100
Land & Approvals	44
Project	66
People	46
Amenities	48

Building	65
Layout	45
Interiors	63
Pricing	63
Total	61/100

ANKUR GRANDEUR

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.