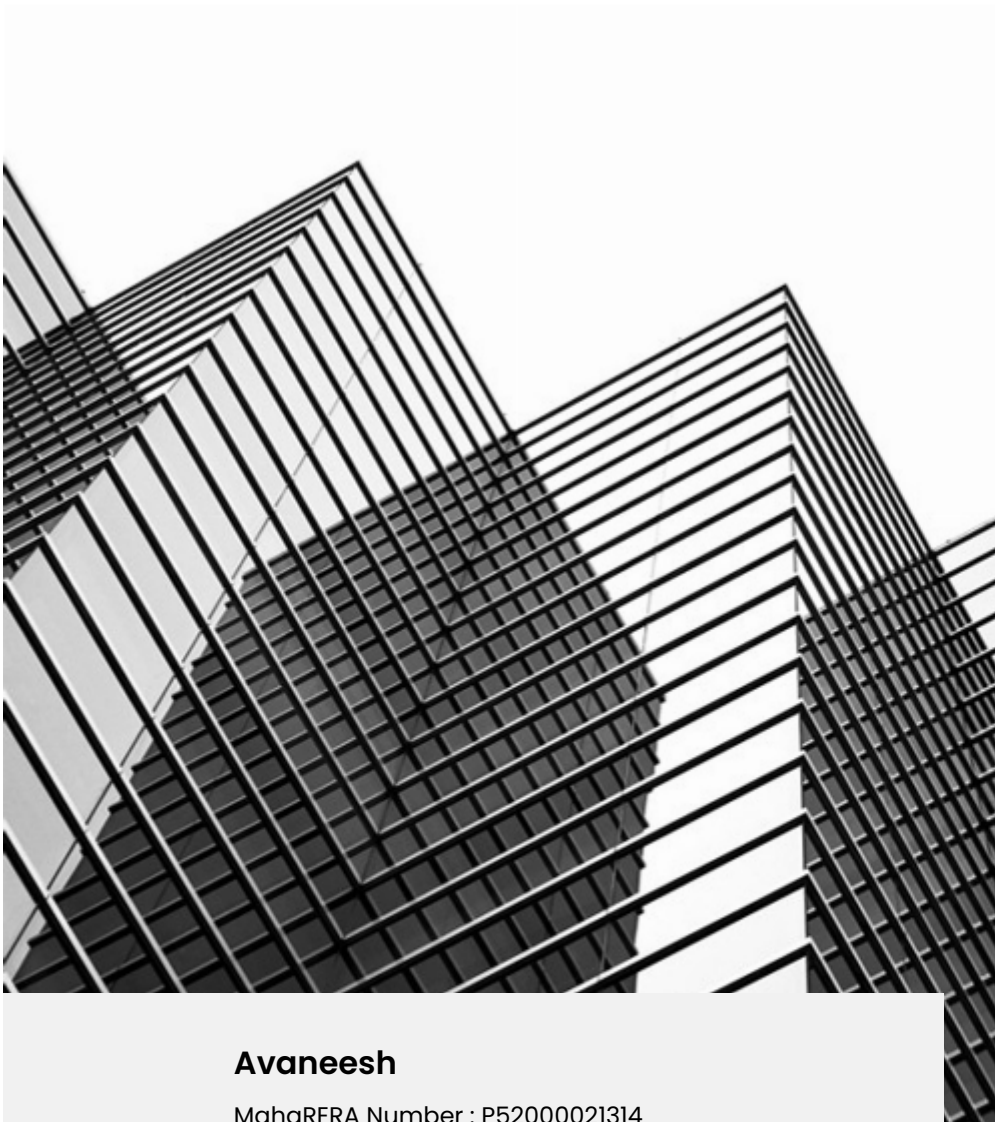


propscience.com

PROP REPORT



Avaneesh

MaharERA Number : P52000021314



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
NA	Ulwe police station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **38.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **38.4 Km**
- Baman Dongri Railway Station **1.9 Km**
- Medilife Hospital **1.1 Km**
- Radcliffe School **1.1 Km**
- Seawoods Grand Central Mall **7.4 Km**
- Reliance SMART POINT **800 Mtrs**

LAND & APPROVALS

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

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	260 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Avneesh	1	4	4	1 BHK,Studio	16
First Habitable Floor				1st	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	268.5 – 270 sqft
Studio	173.8 sqft

Floor To Ceiling Height	NA
Views Available	NA

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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 15304.95	INR 2660000	INR 2800000
1 BHK	INR 13091.25	INR 3515000	INR 3700000 to 4100000

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

GST	Stamp Duty	Registration
1%	5%	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	NA

**Bank Approved
Loans**

HDFC Bank

Transaction History

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

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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	63
Connectivity	48
Infrastructure	72
Local Environment	73
Land & Approvals	36

Project	65
People	39
Amenities	36
Building	55
Layout	38
Interiors	55
Pricing	30
Total	51/100

AVANEESH

Disclaimer

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