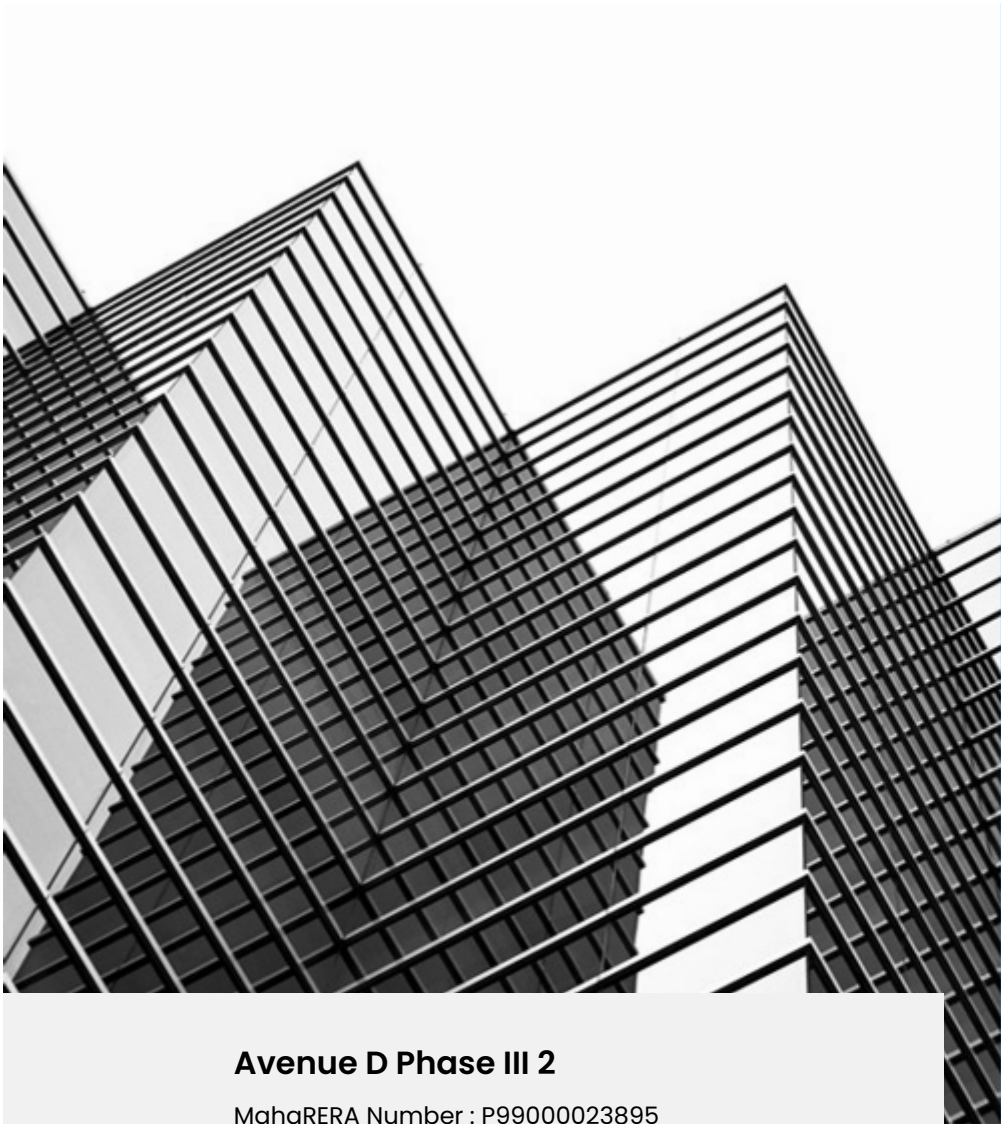


# PROP REPORT



**Avenue D Phase III 2**

MahaRERA Number : P99000023895



# 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
Virar	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 333 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **58.3 Km**
- Virar Bus Depot **3.3 Km**
- Virar Railway Station **2.8 Km**
- NH 48 **18.0 Km**
- Global Hospital **1.9 Km**
- Rustomjee Cambridge International School **2.1 Km**
- Yazoo Park **1.3 Km**
- D Mart **2.6 Km**

## LAND & APPROVALS

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

## AVENUE D PHASE III 2

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## AVENUE D PHASE III 2

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	6358.66 Sqmt	1 BHK,2 BHK

### Project Amenities

Sports	Swimming Pool,Kids Play Area
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Leisure	Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	NA

AVENUE D PHASE III 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Avenue D Building no 27	2	8	6	1 BHK	48
Avenue D Building no 28	2	8	6	1 BHK	48
Avenue D Building no 19	1	8	4	2 BHK	32
First Habitable Floor				1st	

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

AVENUE D PHASE III 2

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	418 sqft
1 BHK	418 sqft
2 BHK	530 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles,Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	NA
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

AVENUE D PHASE III 2

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3500000
2 BHK	--	--	INR 4250000

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

GST	Stamp Duty	Registration
1%	6%	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	Time Linked Payment
Bank Approved Loans	NA

**Transaction History**

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

AVENUE D PHASE III 2

# 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
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<b>Place</b>	45
<b>Connectivity</b>	55
<b>Infrastructure</b>	86
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	44
<b>Project</b>	76
<b>People</b>	30
<b>Amenities</b>	42
<b>Building</b>	67
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>55/100</b>

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