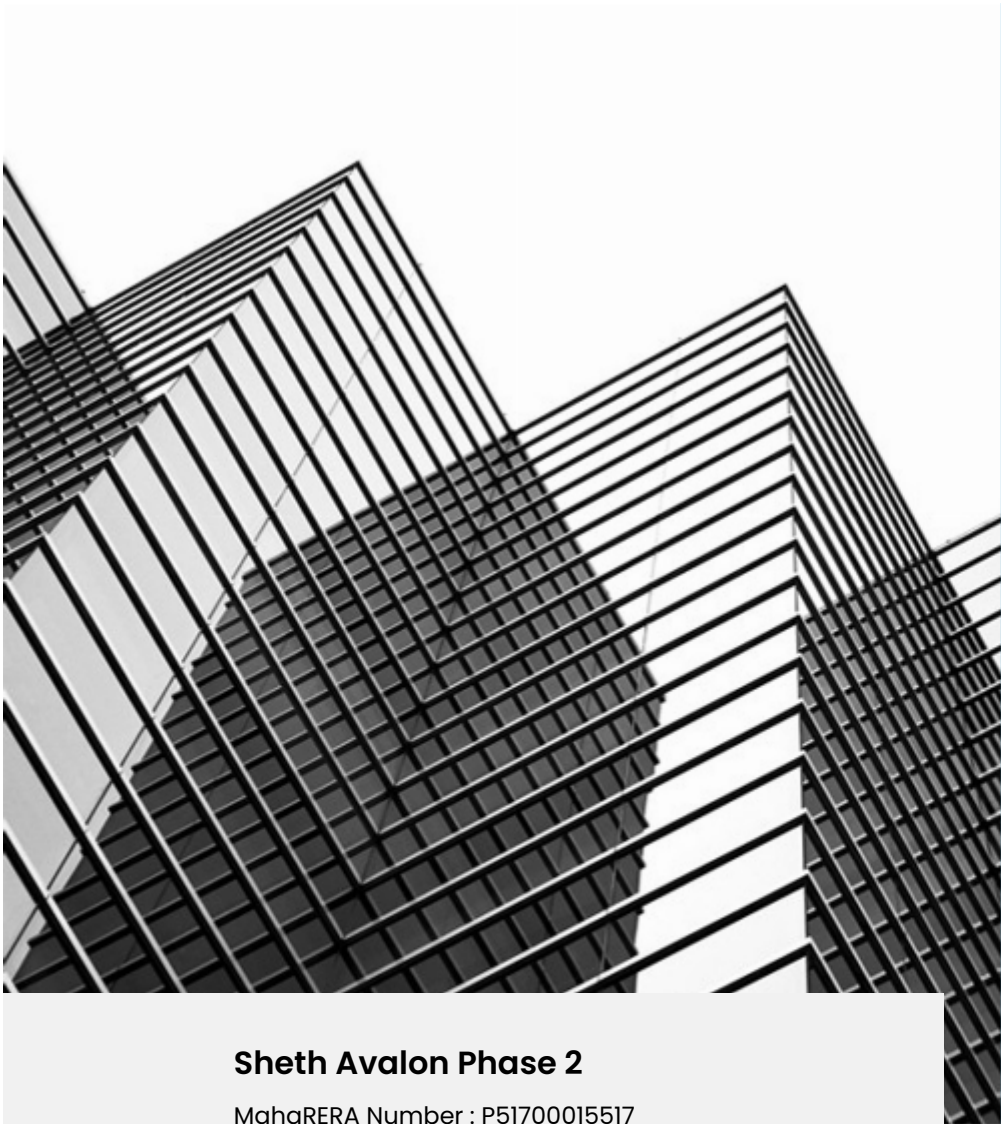


propscience.com

# PROP REPORT



**Sheth Avalon Phase 2**

MahaRERA Number : P51700015517



# 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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

Post Office	Police Station	Municipal Ward
Jekegram	Vartaknagar Police Station	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 53 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- International Airport **22.0 Km**
- Flower Valley Society Bus Stop **350 Mtrs**
- Thane Railway Station **4.0 Km**
- Ghodbunder Road **4.1 Km**
- Jupiter Hospital **100 Mtrs**
- Singhania School **1.3 Km**
- D'Mart **2.0 Km**
- Viviana Mall **300 Mtrs**

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SHETH AVALON PHASE 2

## LAND & APPROVALS

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

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SHETH AVALON PHASE 2

# BUILDER & CONSULTANTS

Ashwin Sheth Group, founded in 1986, is one of the leading real estate groups in the country, with a name rooted in unparalleled designs inspired by modern thought. Since its establishment, they have delivered some of the most elegant residential, Commercial, Retail, and IT projects in India and abroad, through intelligent planning, consistent focus on quality, and customer-oriented plans. With over 80 luxurious projects across Mumbai, including landmarks like BeauMonde, Viviana Mall, and 2 international projects in Dubai, the group has nestled over 25,000+ happy customers in their desired homes across 20 million sq. ft. Also, they have received several awards for their contribution to the real estate industry.

Project Funded By	Architect	Civil Contractor
IDBI Bank	NA	NA

SHETH AVALON PHASE 2

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2025	6147.04 Sqmt	3 BHK,4 BHK,5 BHK

## Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Banquet Hall,Sky Lounge / Bar,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

SHETH AVALON PHASE 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	3	50	2	3 BHK,4 BHK	100
Tower B	3	50	2	3 BHK,4 BHK	100
Tower C	3	28	2	4 BHK,5 BHK	56
First Habitable Floor				5th	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift

SHETH AVALON PHASE 2

## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1178 sqft
4 BHK	1560 sqft
3 BHK	1199 sqft
4 BHK	1560 sqft
4 BHK	1910 sqft
5 BHK	2360 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	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>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

SHETH AVALON PHASE 2

COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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3 BHK	--	--	INR 30628000 to 31174000
4 BHK	--	--	INR 40560000 to 49660000
5 BHK	--	--	INR 61360000

**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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,YES 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	73
Connectivity	63
Infrastructure	100
Local Environment	70
Land & Approvals	50
Project	70
People	65
Amenities	68

<b>Building</b>	67
<b>Layout</b>	73
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>67/100</b>

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SHETH AVALON PHASE 2

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