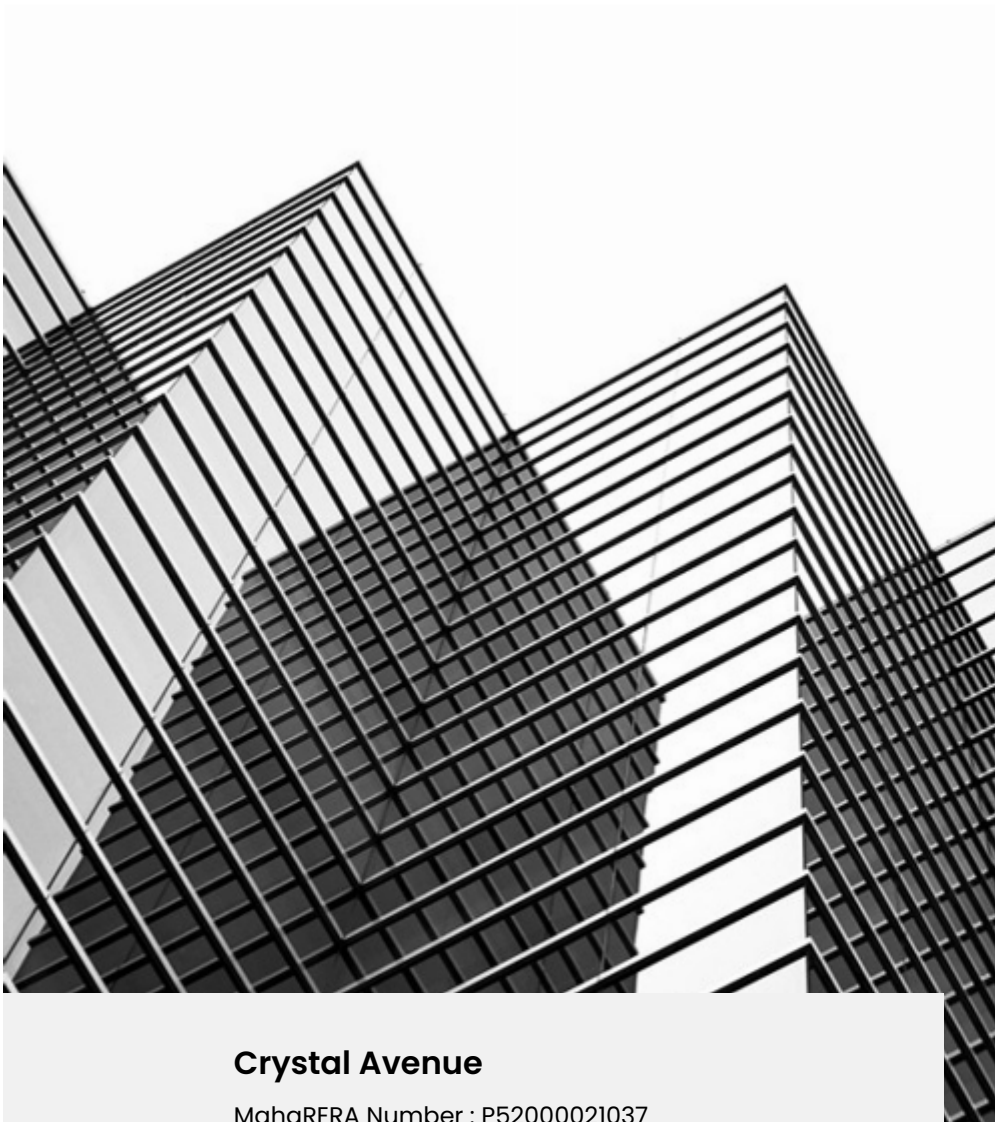


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PROP REPORT



Crystal Avenue

MahaRERA Number : P52000021037



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 76 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **37.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **36.9 Km**
- Bamandongri Railway Station **800 Mtrs**
- Balaji Hospital **1 Mtrs**
- R Z P SCHOOL **350 Mtrs**
- Seawoods Grand Central Mall **8.8 Km**
- Reliance SMART POINT **600 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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CRYSTAL AVENUE

BUILDER & CONSULTANTS

Abhay Chandmal Jain and Rushab Abhay Todarwal Jain are the designated partners, the company was founded on 10 May 2019. They are into residential housing, operating in cities like Kochi, and Ernakulam.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

CRYSTAL AVENUE

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	1250 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Gymnasium
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

CRYSTAL AVENUE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Crystal Avenue	2	7	7	1 BHK,2 BHK	49
First Habitable Floor				1st	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff
- **Fire Safety :** Fireman's Lift
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** Stretcher Lift

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	309 - 343 sqft
2 BHK	432.4 - 445 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	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 16005.83	INR 4950000	INR 5495000 to 6100000
2 BHK	INR 16820.07	INR 7273000	INR 8081000 to 8325000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 300000	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.

CRYSTAL AVENUE

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	48
Infrastructure	72
Local Environment	73
Land & Approvals	36

Project	65
People	46
Amenities	42
Building	55
Layout	38
Interiors	55
Pricing	30
Total	53/100

CRYSTAL AVENUE

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