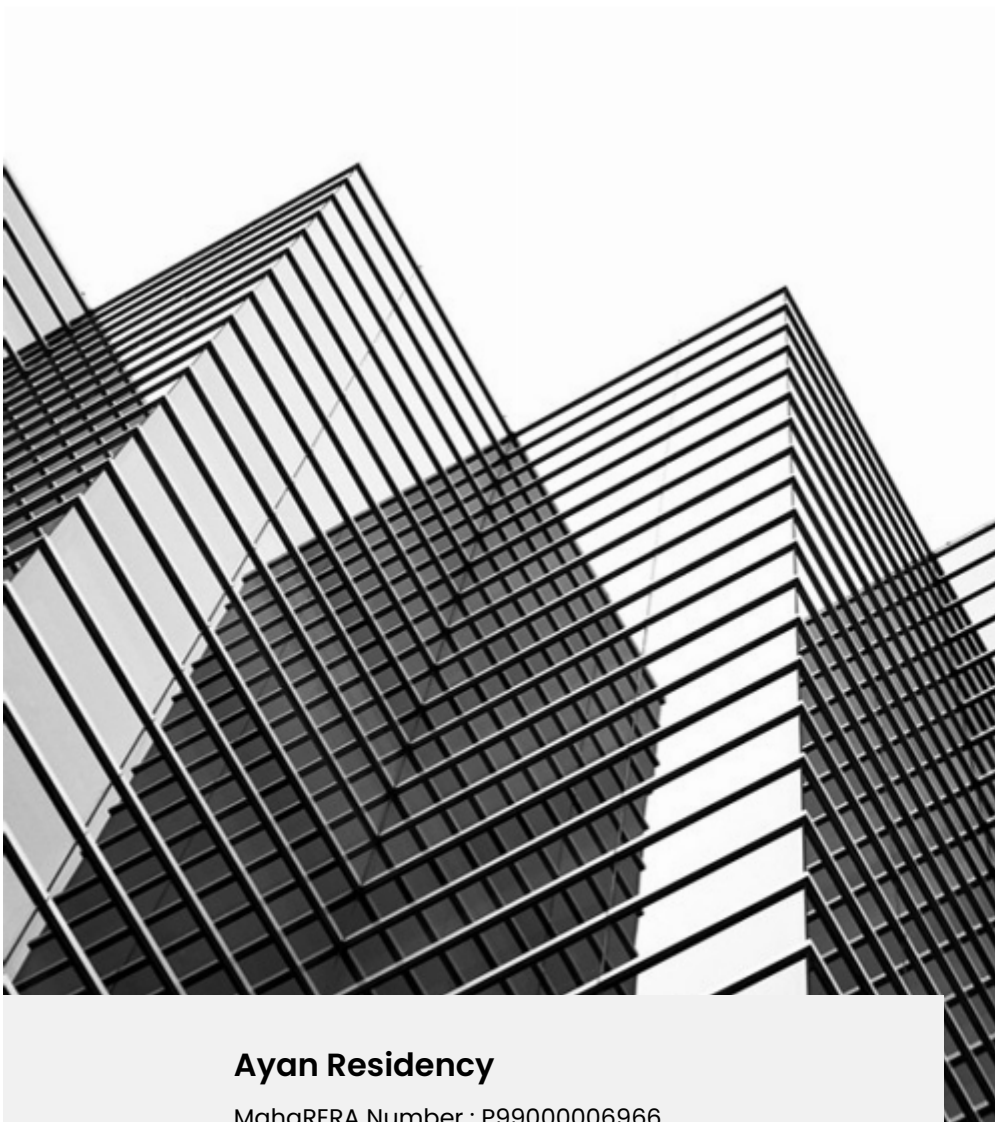


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PROP REPORT



Ayan Residency

MahaRERA Number : P99000006966



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 Nallasopara West. Nallasopara is a well known locality and well connected with the other parts of the city. It is connected by trains, buses and public transports. Transport facility is also good in this locality. Schools, banks, ATMs and hospitals are available nearby the locality.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Mira Road Railway Station **1.8 Km**
- Thunga Hospital **0.7 Km**
- Santhome Public School **2 Km**
- Maxus Mall **1.5 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 2 | NA |

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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, 2023 | 10.42 Acre | 1 BHK,2 BHK |

Project Amenities

| | |
|------------------------|--|
| Sports | Badminton Court,Cricket Pitch,Swimming Pool,Kids Play Area,Gymnasium |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | NA |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Building 1 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 2 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 3 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 4 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 5 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 6 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |

| | | | | | |
|-----------------------|---|----|---|-------------|-----|
| Building 7 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 8 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 9 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 10 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 11 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| Building 12 | 3 | 23 | 7 | 1 BHK,2 BHK | 161 |
| First Habitable Floor | | | | NA | |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS



[illegible]

| | |
|-------|----------|
| 2 BHK | 473 sqft |
| 1 BHK | 340 sqft |
| 2 BHK | 473 sqft |
| 1 BHK | 340 sqft |
| 2 BHK | 473 sqft |
| 1 BHK | 340 sqft |
| 2 BHK | 473 sqft |
| 1 BHK | 340 sqft |
| 2 BHK | 473 sqft |
| 1 BHK | 340 sqft |
| 2 BHK | 473 sqft |
| 1 BHK | 340 sqft |
| 2 BHK | 473 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|----------|-----------------|
| Flooring | Vitrified Tiles |
|----------|-----------------|

| | |
|------------------------------|---------------|
| Joinery, Fittings & Fixtures | NA |
| Finishing | False Ceiling |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 1 BHK | INR 9411.76 | -- | INR 3200000 |
| 2 BHK | INR 9302.33 | -- | INR 4400000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |

| | | |
|----|----|----|
| NA | NA | NA |
|----|----|----|

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank,SBI Bank |

Transaction History

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

AYAN RESIDENCY

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 | 53 |

| | |
|-----------------------------|---------------|
| Connectivity | 48 |
| Infrastructure | 66 |
| Local Environment | 30 |
| Land & Approvals | 56 |
| Project | 68 |
| People | 39 |
| Amenities | 36 |
| Building | 53 |
| Layout | 38 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 45/100 |

AYAN RESIDENCY

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