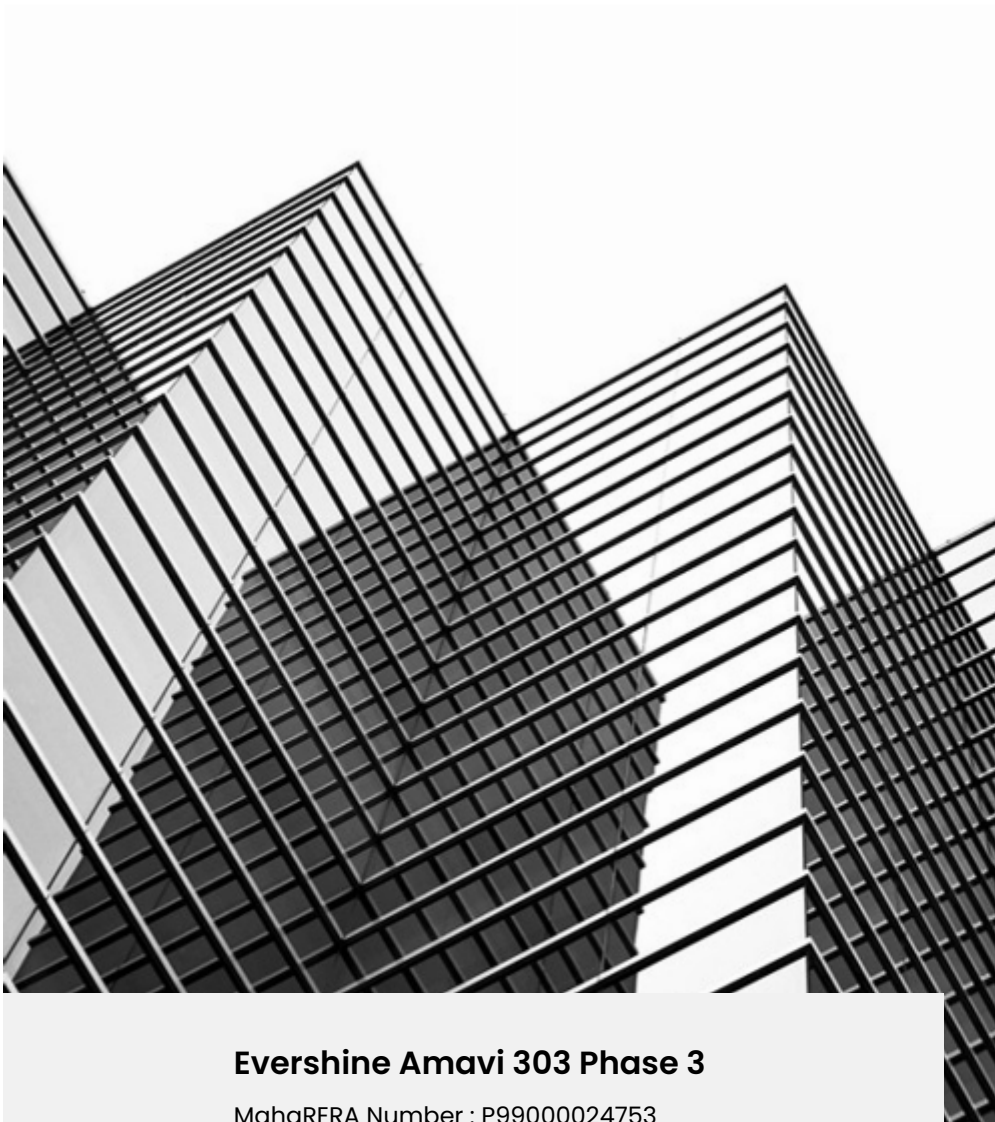


propscience.com

# PROP REPORT



**Evershine Amavi 303 Phase 3**

MahaRERA Number : P99000024753



# 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.

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EVERSHINE AMAVI 303

PHASE 3

## LOCATION

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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 78 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **57 Km**
- Global City **1 Km**
- Virar Railway Station **2.3 Km**
- Virar Phata **9 Km**
- Sanjivani Hospital **2.3 Km**
- Rustomjee International School **1 Km**
- Rockstar Nova **5 Km**
- D Mart **1.6 Km**

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# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

Founded in 1960, Evershine Builders has established themselves as a premier real estate development company in the city of Mumbai. The firm has a distinction in developing commercial projects and residential complexes which are deemed to be outstanding works of perfection. Over 60,000+ families are part of the modern Evershine civilization. They have constructed and delivered approx. 18000000 (18 Million) sq. ft. over the past 6 decades. They have upcoming projects in Vasai-Virar region

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PHASE 3

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	4 Acre	1 BHK,2 BHK

## Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Kids Play Area,Outdoor Gym
Leisure	Amphitheatre,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Waste Segregation,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Evershine Amavi 303 Phase 3	2	15	4	2 BHK	60
Evershine Amavi 303 Phase 3	2	15	4	1 BHK	60
First Habitable Floor				1st Floor	

## Services & Safety

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

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PHASE 3

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	493 sqft

1 BHK	358 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 8075	INR 2890850	INR 3401000
2 BHK	INR 8075	INR 3980975	INR 4683500

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
2%	6%	INR 55000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 400000	INR 45000

<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,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

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PHASE 3



# 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	45
Connectivity	65
Infrastructure	78
Local Environment	100
Land & Approvals	42
Project	85
People	56
Amenities	48

<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>62/100</b>

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PHASE 3

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