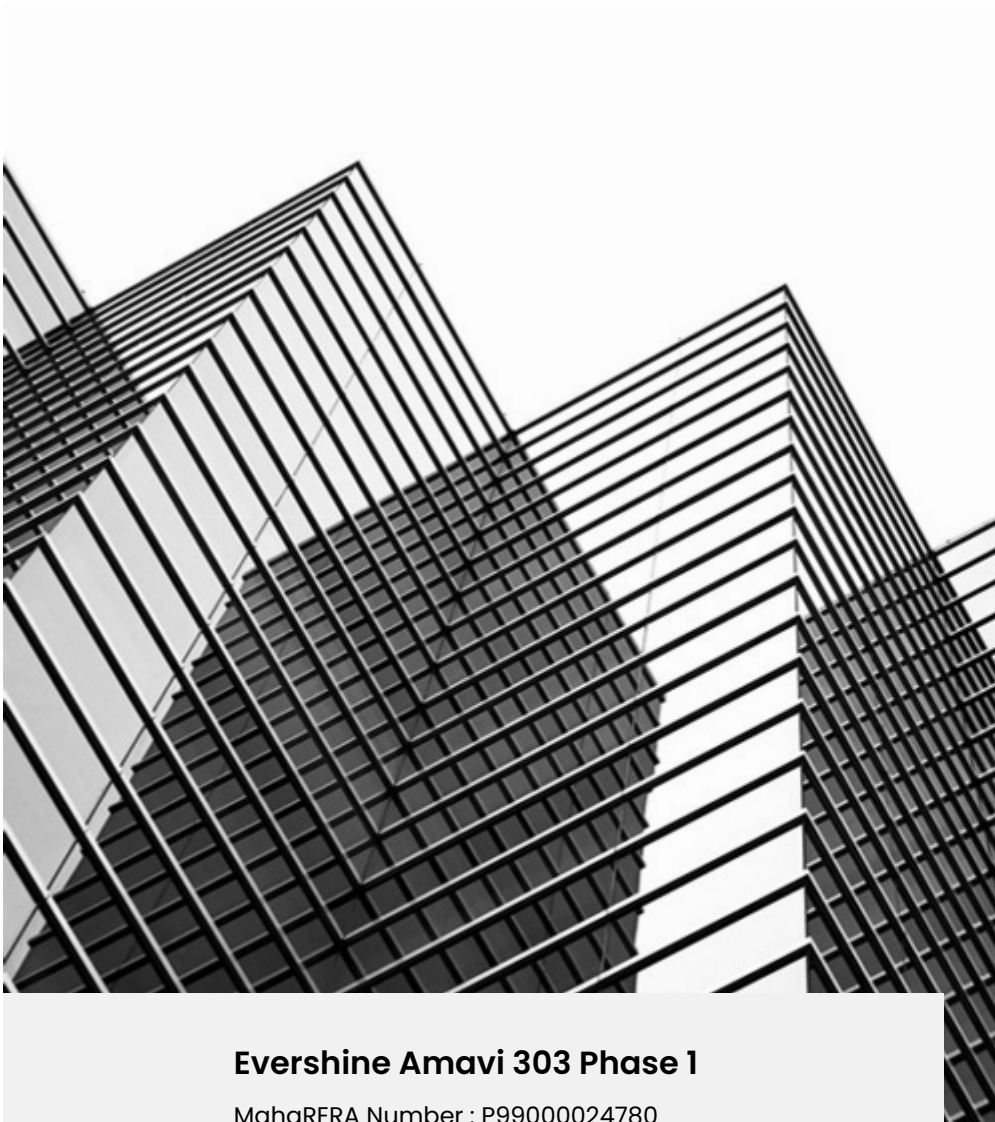


propscience.com

PROP REPORT



Evershine Amavi 303 Phase 1

MahaRERA Number : P99000024780



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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PHASE 1

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 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, Kaner **9 Km**
- Sanjeevani Hospital Virar West **2.3 Km**
- Rustonjee Cambridge International School **1 Km**
- Rockstar Nova Cinemas Virar West **5 Km**
- D Mart **1.6 Km**

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PHASE 1

LAND & APPROVALS

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

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PHASE I

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 I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	16662 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Water Storage

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PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Building No 14	2	15	4	2 BHK	60
Building No 15	2	15	4	2 BHK	60
Building No 16	2	15	4	2 BHK	60
Building No 17	2	15	4	2 BHK	60
Building No 18	2	15	4	2 BHK	60
Building No 19	2	15	4	2 BHK	60
Building No 20	2	15	4	2 BHK	60
Building No 21	2	15	8	1 BHK	120
Building No 22	2	15	8	1 BHK	120
Building No 23	2	15	8	1 BHK	120

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** NA

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PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	535 - 612 sqft
2 BHK	535 - 612 sqft
2 BHK	535 - 612 sqft
2 BHK	535 - 612 sqft
2 BHK	535 - 612 sqft

2 BHK	535 – 612 sqft
2 BHK	535 – 612 sqft
1 BHK	395 – 435 sqft
1 BHK	395 – 435 sqft
1 BHK	395 – 435 sqft

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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4200000 to 4500000
2 BHK	--	--	INR 5700000 to 6800000

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

GST	Stamp Duty	Registration
1%	4%	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	NA
Bank Approved Loans	Bajaj Finance Ltd,HDFC Bank,ICICI Bank,IIFL Bank,SBI Bank

Transaction History

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

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PHASE 1

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	50
Project	76
People	56
Amenities	56
Building	65
Layout	53
Interiors	63
Pricing	30
Total	61/100

EVERSHINE AMAVI 303
PHASE 1

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