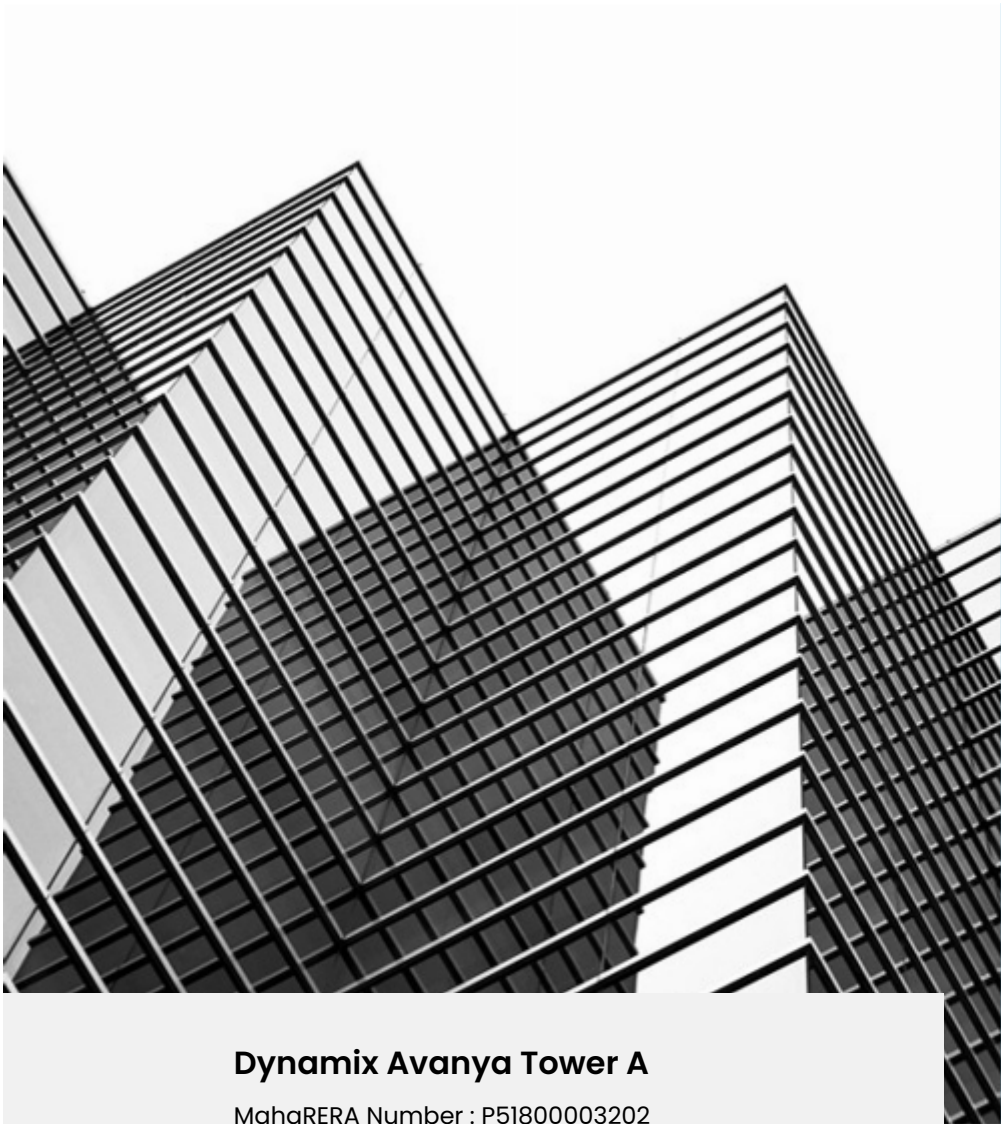


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PROP REPORT



Dynamix Avanya Tower A

MahaRERA Number : P51800003202



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 Dahisar (East). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujrati and Marathi. Some of the most notable projects in the area include MCL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

| Post Office | Police Station | Municipal Ward |
|-------------|------------------------|----------------|
| Ketkipada | Dahisar Police Station | Ward R North |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams at all hours. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.8 Km**
- Dahisar Checknaka Bus Stop **300 Mtrs**
- Dahisar Railway Station **2.8 Km**
- Western Express Highway **200 Mtrs**
- Bhaktivedanta Hospital & Research Institute **2.8 Km**
- Singapore International School **3 Km**
- Thakur Mall **260 Mtrs**
- Big Bazaar **260 Mtrs**

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| August 2022 | 3 | 1 |

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BUILDER & CONSULTANTS

The Dynamix Group, one of the foremost conglomerates in India, is renowned for its well-designed residential and commercial properties in Mumbai and Goa. The Group has steadily progressed in the real estate industry with one aim: to build modern properties where families, professionals and businesses can thrive. It was established in the late 1970s under the vision of the founder, Late Mr. K. M. Goenka. His son, Mr. Vinod Kumar Goenka. The company brings over 50 years of real estate and industrial development experience that guides the conglomerate forward. The Dynamix Group has also undertaken the development of prestigious luxury properties that redefine everyday living. These high-profile stand-alone projects include Parkwoods in Thane, Divum in Goregaon Precinct, Avanya in Dahisar, Astrum in Malad. The Dynamix Group, the need to give back to society is deep-rooted, be it in the field of education or healthcare.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-------------|-------------|
| Completed on 31st December, 2022 | 469.57 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|------------------------|--|
| Sports | Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area,Reflexology Park |
| Business & Hospitality | Party Lawn,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,STP Plant |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|----------------|-----------------|--------------|-----------------|----------------|----------------|
| Avanya Tower A | 4 | 50 | 6 | 1 BHK,2 BHK | 300 |

| | |
|-----------------------|-----|
| First Habitable Floor | 1st |
|-----------------------|-----|

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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FLAT INTERIORS

| | |
|-------------------------|---------------------------------|
| Configuration | RERA Carpet Range |
| 1 BHK | 382 sqft |
| 2 BHK | 516 – 593 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Water Body / City Skyline |
| 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,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| HVAC Service | VRV / VRF System,Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen,Air Conditioners |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | INR 17690 | INR 6757580 | INR 7449000 |
| 2 BHK | INR 17690 | INR 9128040 | INR 10062000 to 11563500 |

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 | INR 0 | INR 0 |

| | |
|----------------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

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ANNEXURE A

| | | | | |
|-------------------------|--------------------|--------------|-------------------|------------------------|
| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|-------------------------|--------------------|--------------|-------------------|------------------------|

| | | | | |
|------------------|-----|----|--------------|--------------|
| June 2022 | 516 | NA | INR 9750000 | INR 18895.35 |
| June 2022 | 381 | NA | INR 6300000 | INR 16535.43 |
| June 2022 | 381 | NA | INR 7100000 | INR 18635.17 |
| May 2022 | 381 | NA | INR 7180985 | INR 18847.73 |
| May 2022 | 516 | NA | INR 9800000 | INR 18992.25 |
| May 2022 | 516 | NA | INR 9501000 | INR 18412.79 |
| April 2022 | 420 | 17 | INR 6400000 | INR 15238.1 |
| April 2022 | 516 | NA | INR 9500000 | INR 18410.85 |
| March 2022 | 381 | NA | INR 6600000 | INR 17322.83 |
| March 2022 | 381 | NA | INR 6300000 | INR 16535.43 |
| March 2022 | 592 | NA | INR 10500000 | INR 17736.49 |
| February 2022 | 382 | 27 | INR 6099000 | INR 15965.97 |
| February 2022 | 516 | 13 | INR 10000000 | INR 19379.84 |

| | | | | |
|---------------------------|-----|----|--------------|--------------|
| December 2021 | 516 | 5 | INR 9700000 | INR 18798.45 |
| November 2021 | 516 | 10 | INR 9099000 | INR 17633.72 |
| November 2021 | 382 | 9 | INR 5900000 | INR 15445.03 |
| October 2021 | 592 | 29 | INR 11900000 | INR 20101.35 |
| October 2021 | 516 | 14 | INR 8450000 | INR 16375.97 |
| September 2021 | 516 | 9 | INR 9300000 | INR 18023.26 |
| August 2021 | 516 | 19 | INR 9005000 | INR 17451.55 |

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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 | 65 |
| Connectivity | 83 |
| Infrastructure | 86 |
| Local Environment | 73 |
| Land & Approvals | 56 |
| Project | 76 |
| People | 56 |
| Amenities | 84 |
| Building | 67 |
| Layout | 63 |
| Interiors | 80 |
| Pricing | 40 |

Total

69/100

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