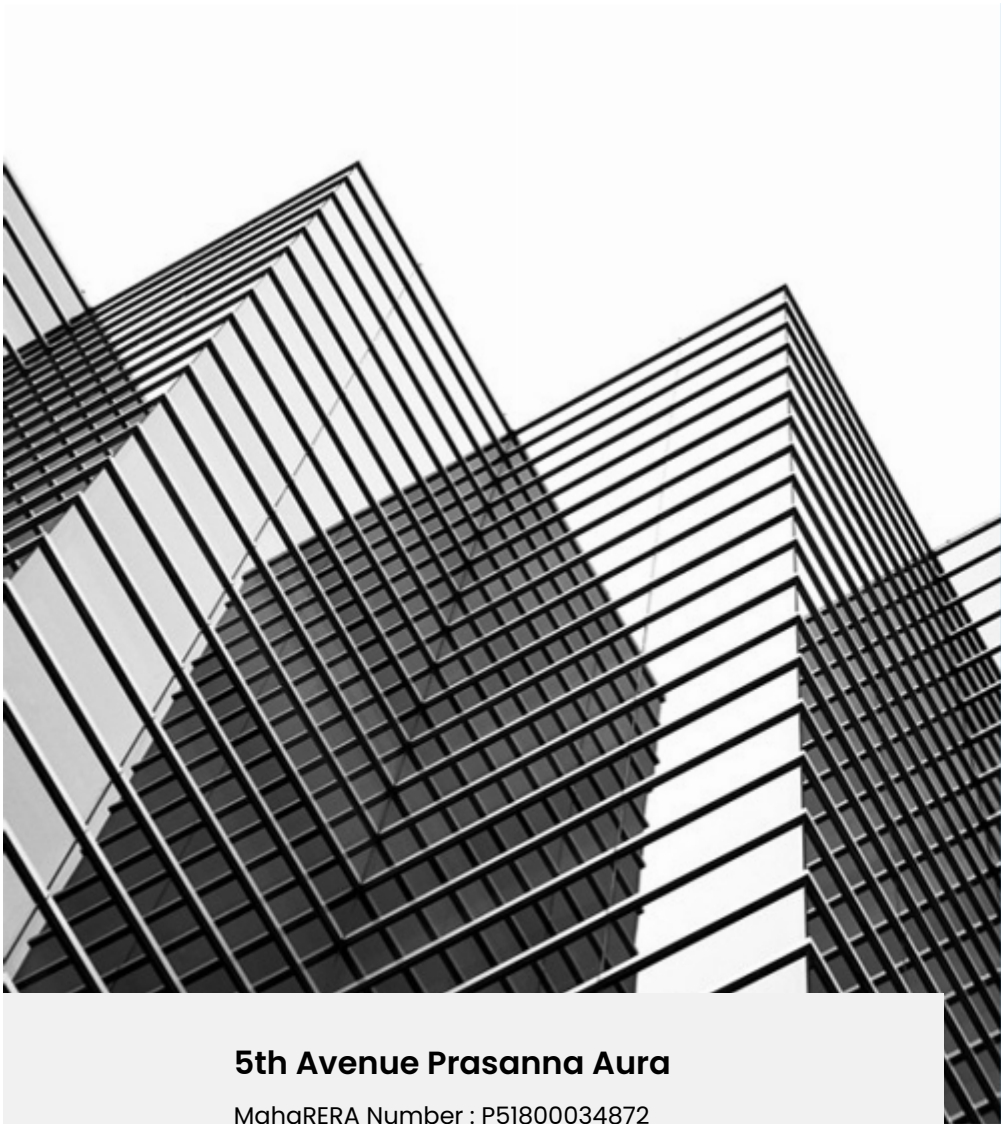


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PROP REPORT



5th Avenue Prasanna Aura

MahaRERA Number : P51800034872



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.4 Km**
- 10th Road Bus stop **500 Mtrs**
- Chembur Railway Station **2.2 Km**
- Amar Mahal Junction Flyover **4.5 Km**
- Sushrut Hospital & Research Centre **2.1 Km**
- St. Anthony's Girls' High School **500 Mtrs**
- K Star Mall **850 Mtrs**
- Sahakari Bhandar **1 Km**

5TH AVENUE PRASANNA
AURA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

5TH AVENUE PRASANNA
AURA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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IDBI Bank	NA	NA
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5TH AVENUE PRASANNA
AURA

PROJECT & AMENITIES



Time Line	Size	Typography
2024 Ready to move	711 Sqmt	2 BHK,4 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym
Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room
Eco Friendly Features	Green Zone,Landscaped Gardens

5TH AVENUE PRASANNA
AURA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
5th Avenue Prasanna Aura	2	13	2	2 BHK,4 BHK	26
First Habitable Floor				2nd Floor	

Services & Safety

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

5TH AVENUE PRASANNA AURA

FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK	739 sqft
4 BHK	1334 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Stainless Steel Sink,Brass Joinery,Safety door
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Microwave Oven

5TH AVENUE PRASANNA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17500000
4 BHK	--	--	INR 42500000

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 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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,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.

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	48
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	74
People	48

Amenities	48
Building	59
Layout	58
Interiors	90
Pricing	40
Total	64/100

5TH AVENUE PRASANNA
AURA

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