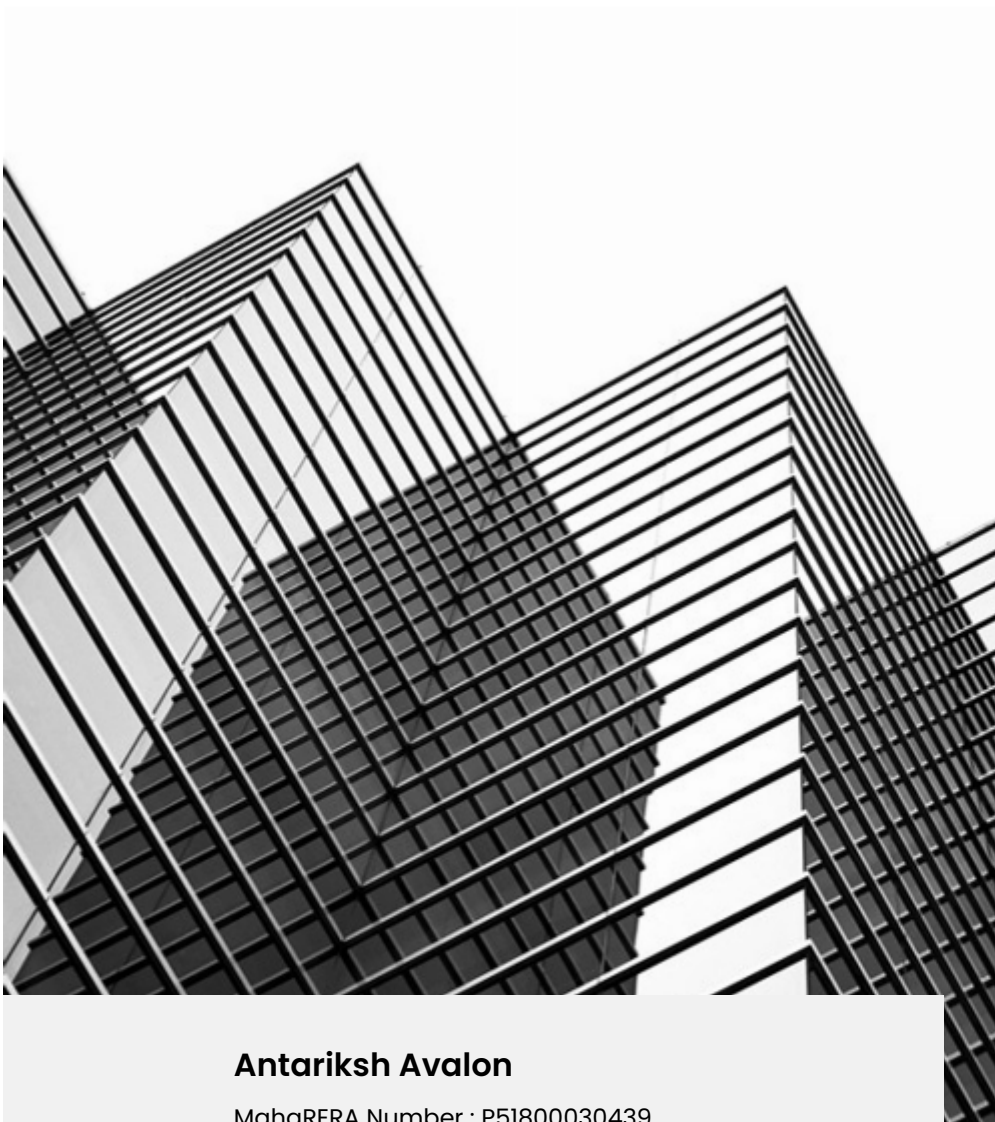


propscience.com

PROP REPORT



Antariksh Avalon

MahaRERA Number : P51800030439



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.8 Km**
- Garodia Nagar Bus Stop **750 Mtrs**
- proposed Metro Station **800 Mtrs**
- Ghatkopar Railway Station **1.5 Km**
- Eastern Express Highway **2.2 Km**
- Parakh Hospital **1.4 Km**
- The Universal School **1.2 Km**
- R Odeon Mall **300 Mtrs**
- Ghelani Super Market **750 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Tata Capital	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	0.26 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Basketball Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage,Charging Ports – Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Antariksh Avalon	4	20	6	2 BHK,3 BHK,4 BHK	120
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Earthquake Resistant Design
- **Fire Safety :** NA

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	572 - 812 sqft
3 BHK	1079 - 1239 sqft
4 BHK	1520 - 1575 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17160000 to 24360000
3 BHK	--	--	INR 32370000 to 37170000
4 BHK	--	--	INR 45600000 to 47250000

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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Bank of India,Kotak Bank

Transaction History

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

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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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	30
Project	61
People	48
Amenities	42
Building	67
Layout	49
Interiors	63

Pricing	50
Total	59/100

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Disclaimer

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