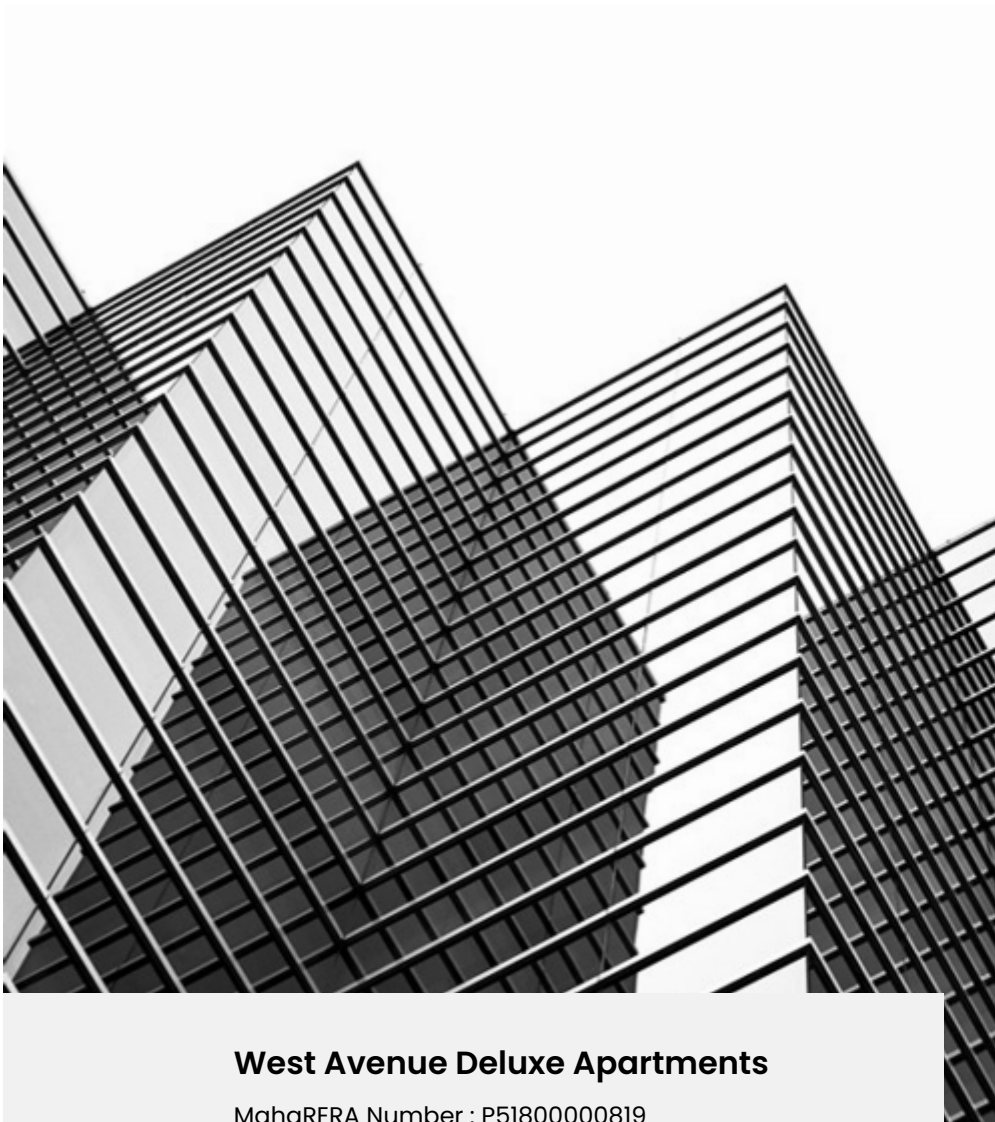


propscience.com

# PROP REPORT



**West Avenue Deluxe Apartments**

MahaRERA Number : P51800000819



# 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 Santacruz (East). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz East	NA	Ward H East

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East **4.50 Km**
- Chhatrapati Shivaji Maharaj International Airport **3.30 Km**
- Santacruz station East **500 Mtrs**
- Western Express Highway **1.00 Km**
- R K Hospital (Private Hospital) **400.00 Mtrs**
- Reliance Mall SV Road Sanataacruz West **2.30 Km**

# LAND & APPROVALS

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

WEST AVENUE DELUXE APARTMENTS
----------------------------------

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WEST AVENUE DELUXE APARTMENTS
----------------------------------

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2021	0.75 Acre	NA

### Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

WEST AVENUE DELUXE APARTMENTS
----------------------------------

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Deluxe Apartment	2	12	4		48
First Habitable Floor			3 rd Floor		

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

WEST AVENUE DELUXE APARTMENTS	
----------------------------------	--

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	717 sqft
2.5 BHK	779 sqft
3 BHK	833 – 859 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
----------	---

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

WEST AVENUE DELUXE  
APARTMENTS

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27894	INR 20000000	INR 20000000
2.5 BHK	INR 26957.64	INR 21000000	INR 21000000
3 BHK	INR 30012	INR 25000000	INR 25000000 to 28000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 900000	NA

<b>Festive Offers</b>	30:30:30:10 Two Months gap between each payment
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,HDFC Bank,ICICI 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.

WEST AVENUE DELUXE  
APARTMENTS

## 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	65
Infrastructure	52
Local Environment	30
Land & Approvals	44
Project	48
People	39
Amenities	30
Building	53
Layout	38
Interiors	63
Pricing	30

**Total**

**46/100**

WEST AVENUE DELUXE  
APARTMENTS

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.