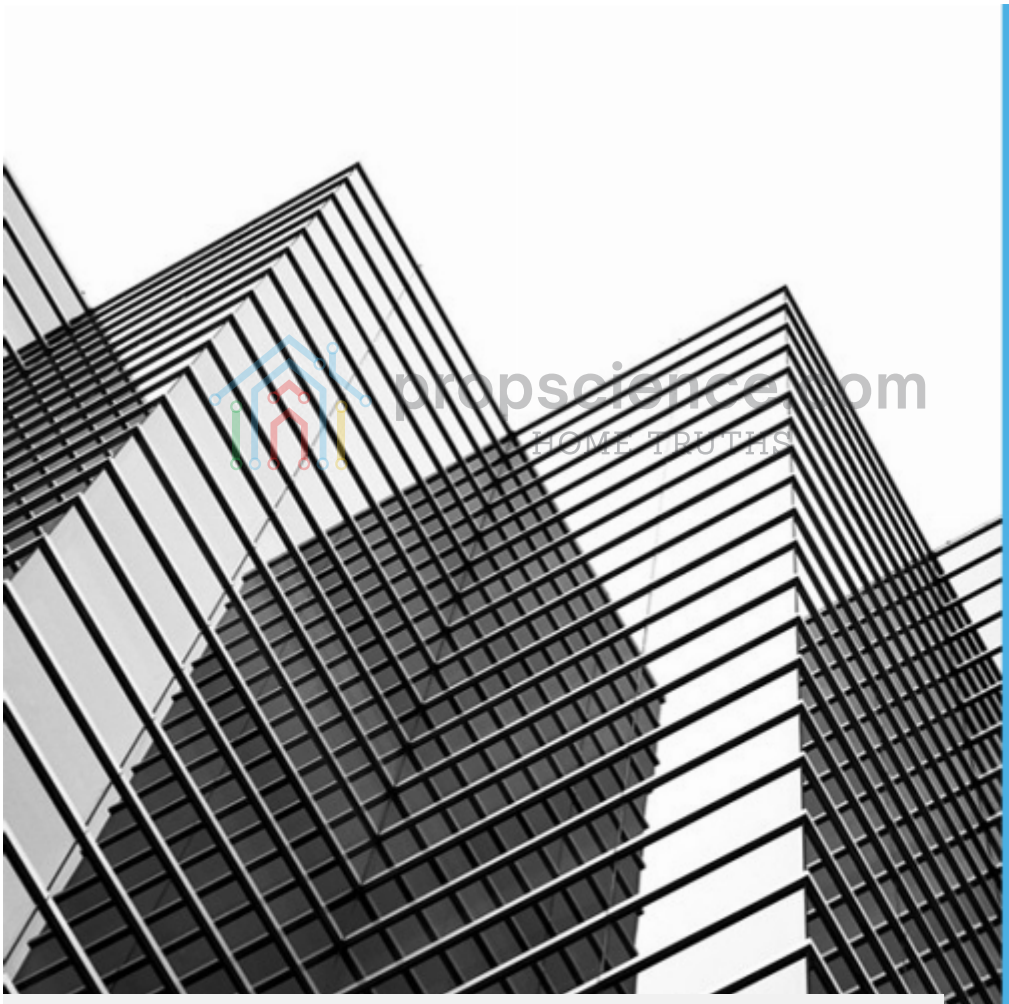
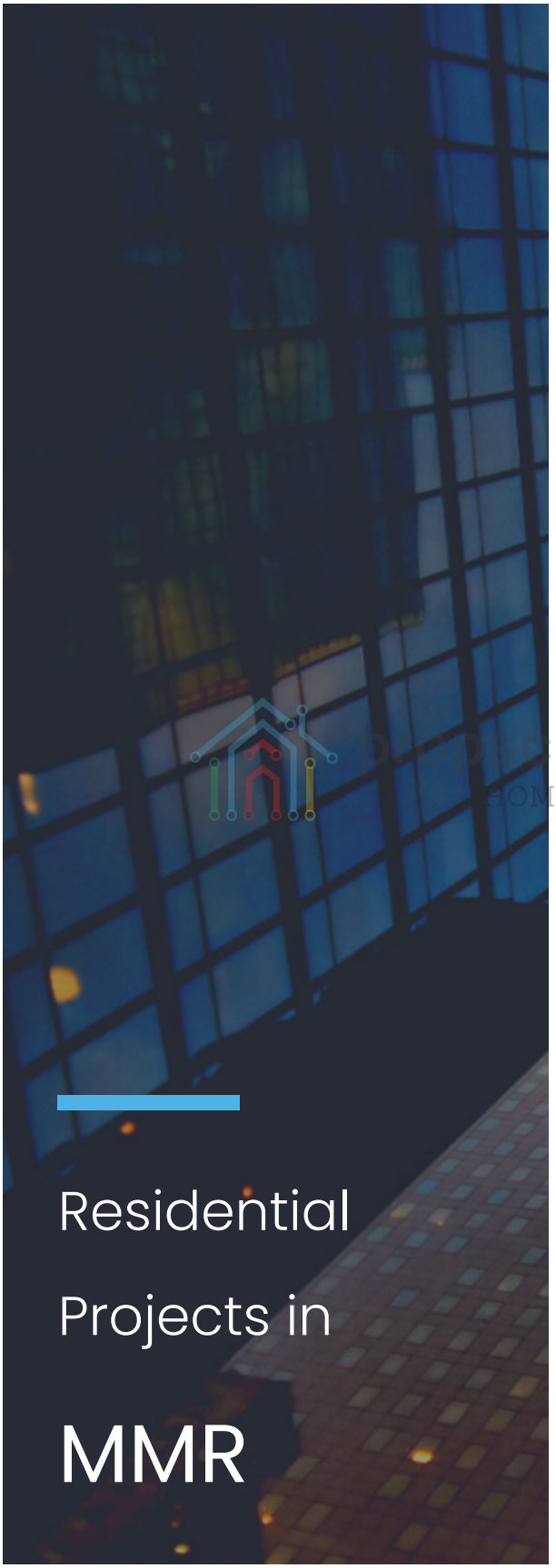
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PROP REPORT



Acme Avenue Wing A

MahaRERA Number : P51800002030



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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LOCATION

The project is in Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
Charkop	Kandivali Police Station	Ward R South

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 54 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport **17.5 Km**
- International Airport **14 Km**
- Magathane Depot **6.1 Km**
- Kandivali Railway Station **4 Km**
- W.E.H. **8.6 Km**
- Oscar Hospital **1.3 Km**
- Billabong International School **650 Mtrs**
- Mayur Theatre **2.5 Km**
- DMart **3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	1	1

ACME AVENUE WING A

BUILDER & CONSULTANTS

Pravin. H. Doshi is the chairman and founder of Acme group, he established this firm on 19 April 2001. It is classified as a Non-govt company and is registered at the Registrar of Companies, Mumbai. It is involved in Site preparation.

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

ACME AVENUE WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	4 Acre	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area
Leisure	Amphitheatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Eco Friendly Paint

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ACME AVENUE WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Acme Avenue Wing A	5	29	7	2 BHK,3 BHK	203

First Habitable Floor	4th

Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

ACME AVENUE WING A

FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	640.36 - 743.26 sqft
3 BHK	1055.95 sqft

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

Flooring	Wooden 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	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

ACME AVENUE WING A

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 13156	INR 8424577	INR 10900000 to 12402664
3 BHK	INR 15673	INR 16549905	INR 22700000

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 700000	INR 818719

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,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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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.

May 2022	1056	NA	INR 20300990	INR 19224.42
May 2022	743	NA	INR 14255654	INR 19186.61
April 2022	701	NA	INR 11000000	INR 15691.87
March 2022	743	NA	INR 5281972	INR 7108.98
March 2022	668	NA	INR 12350000	INR 18488.02
February 2022	783	1	INR 9800000	INR 12515.96
February 2022	696	30	INR 13119181	INR 18849.4
January 2022	1056	11	INR 16500000	INR 15625
December 2021	765	27	INR 12500000	INR 16339.87
December 2021	1056	11	INR 18072641	INR 17114.24
December 2021	995	17	INR 19560000	INR 19658.29
November 2021	1056	1	INR 13900000	INR 13162.88

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November 2021	696	17	INR 3534900	INR 5078.88
October 2021	1056	NA	INR 18800000	INR 17803.03
October 2021	1056	2	INR 16740000	INR 15852.27
October 2021	1056	8	INR 14000000	INR 13257.58
July 2021	1161	12	INR 17000000	INR 14642.55
May 2021	700	15	INR 10394720	INR 14849.6
May 2021	995	12	INR 17000000	INR 17085.43
April 2021	742	9	INR 11048360	INR 14889.97

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ACME AVENUE WING 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	55
Connectivity	38
Infrastructure	86
Local Environment	70
Land & Approvals	56
Project	88
People	65
Amenities	56
Building	67
Layout	49
Interiors	73
Pricing	40

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Total	**62/100**

ACME AVENUE WING A

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