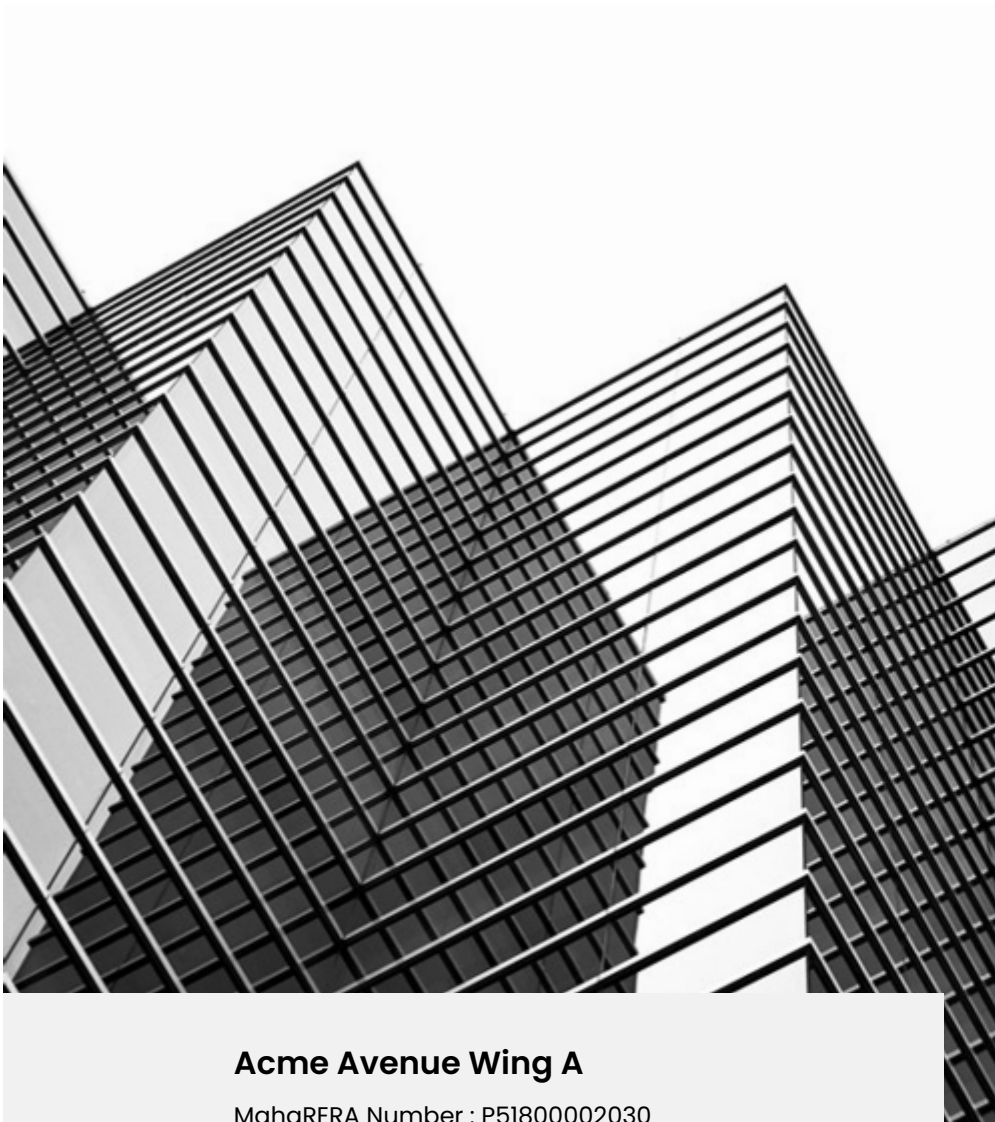


propscience.com

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.

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

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.

| 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 |

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

| 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

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 |

Transaction History

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

ACME AVENUE WING A

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 |

| | | | | |
|----------------------|------|----|--------------|--------------|
| 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 |

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 |

Total

62/100

ACME AVENUE WING A

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