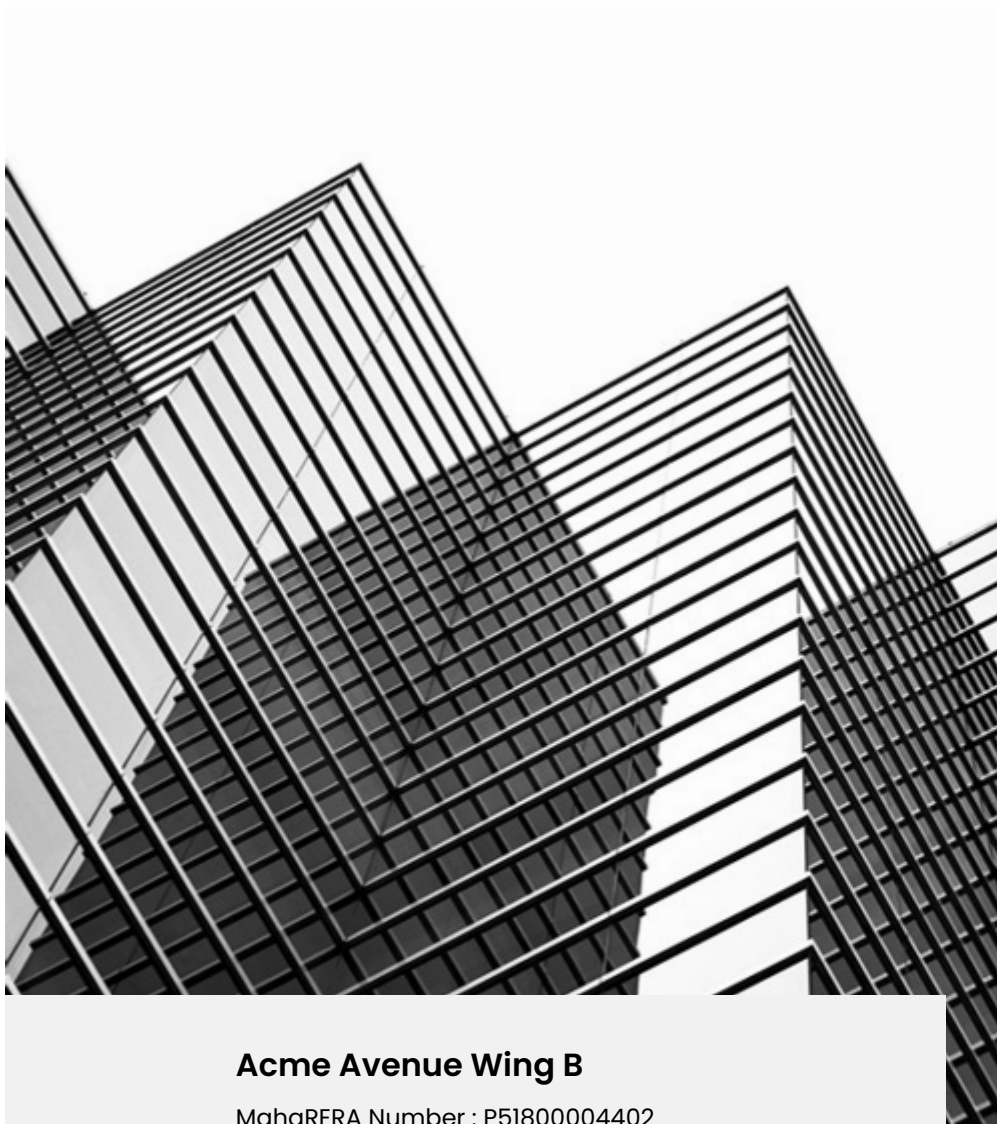


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# PROP REPORT



**Acme Avenue Wing B**

MahaRERA Number : P51800004402



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 **14.0 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 **3.0 Km**

# LAND & APPROVALS

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

## ACME AVENUE WING B

# 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 B

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	4 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area
<b>Leisure</b>	Amphitheatre,Sauna,Spa,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Eco Friendly Paint

ACME AVENUE WING B

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Avenue B Wing	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
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

ACME AVENUE WING B

## FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	518.18 - 518.61 sqft
2 BHK	700.31 - 742.29 sqft
3 BHK	1055.95 sqft

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

<b>Flooring</b>	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

ACME AVENUE WING B

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 13156	INR 6817176	INR 12000000 to 12500000
2 BHK	INR 13156	INR 9213279	INR 14500000 to 17000000

3 BHK	INR 15673	INR 16549905	INR 22700000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 700000	INR 818719

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank

**Transaction History**

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

ACME AVENUE WING B

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

<b>November 2021</b>	1056	1	INR 13900000	INR 13162.88
<b>November 2021</b>	696	17	INR 3534900	INR 5078.88
<b>October 2021</b>	1056	NA	INR 18800000	INR 17803.03
<b>October 2021</b>	1056	2	INR 16740000	INR 15852.27
<b>October 2021</b>	1056	8	INR 14000000	INR 13257.58
<b>July 2021</b>	1161	12	INR 17000000	INR 14642.55
<b>May 2021</b>	700	15	INR 10394720	INR 14849.6
<b>May 2021</b>	995	12	INR 17000000	INR 17085.43
<b>April 2021</b>	742	9	INR 11048360	INR 14889.97

ACME AVENUE WING B

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	38
<b>Infrastructure</b>	86
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	56
<b>Project</b>	88
<b>People</b>	65
<b>Amenities</b>	48
<b>Building</b>	67
<b>Layout</b>	53
<b>Interiors</b>	73

<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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ACME AVENUE WING B

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