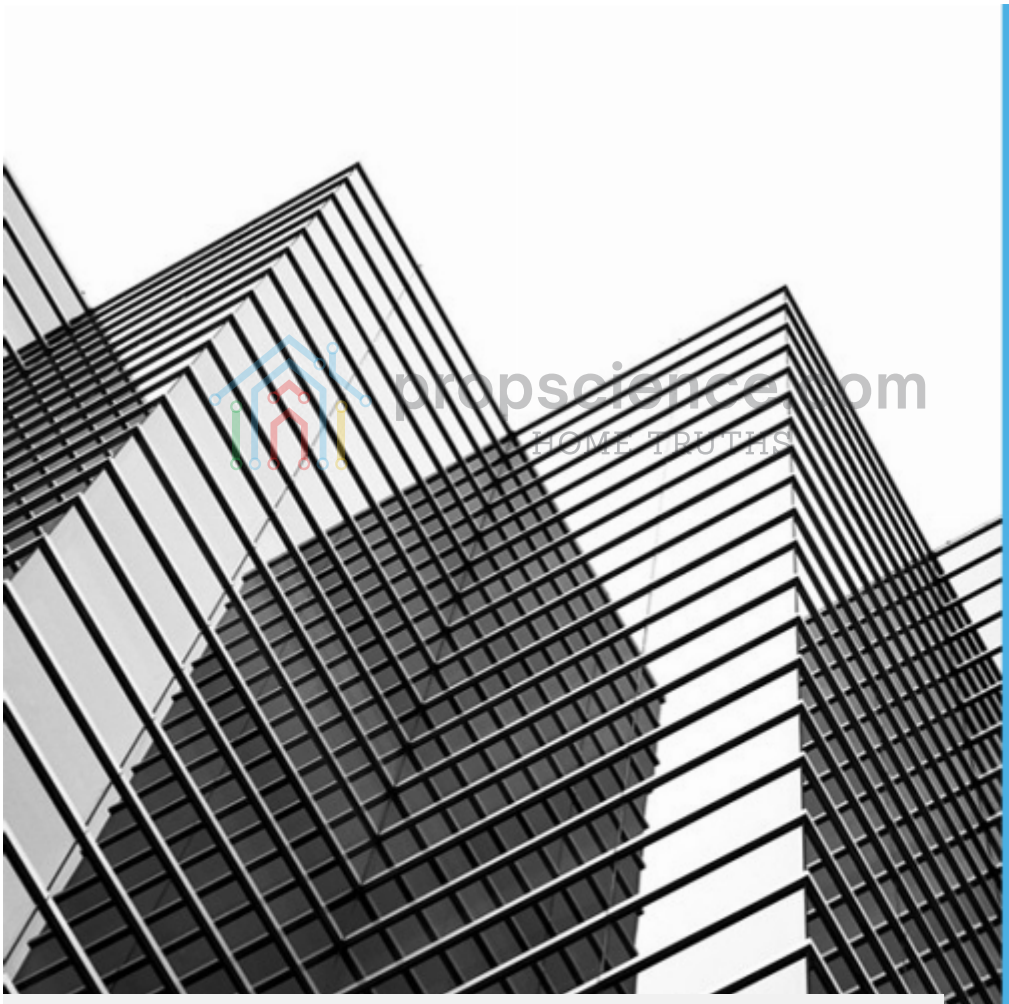
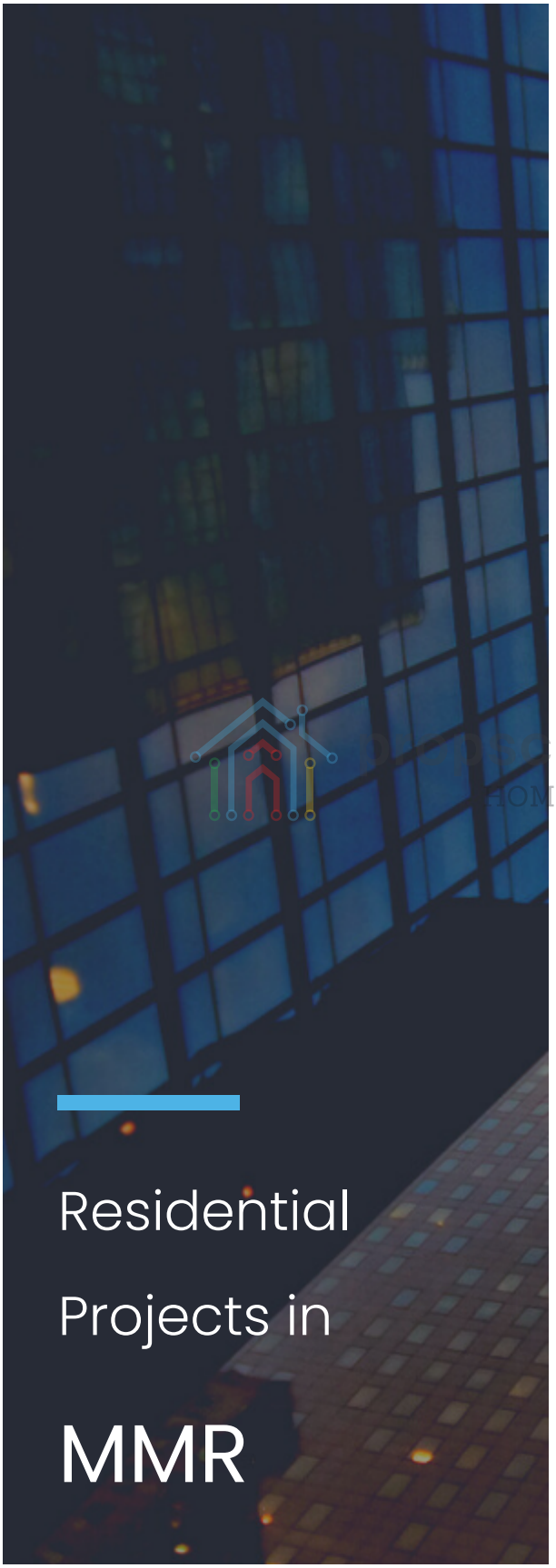
propscience.com

PROP REPORT



Acme Avenue Wing B

MahaRERA Number : P51800004402



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.

Propscience.com HOME TRUTHS

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

propscience.com
HOME TRUTHS

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.

propscience.com
HOME TRUTHS

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

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

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

propscience.com
HOME TRUTHS

ACME AVENUE WING B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 13156	INR 9213279	INR 14500000 to 17000000
3 BHK	INR 15673	INR 16549905	INR 22700000

1.5 BHK	INR 13156	INR 6817176	INR 12000000 to 12500000

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,HDFC Bank

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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.

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

propscience.com
HOME TRUTHS

Pricing	40
Total	**61/100**

ACME AVENUE WING B

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.

propscience.com
HOME TRUTHS

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 of 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.

propscience.com
HOME TRUTHS