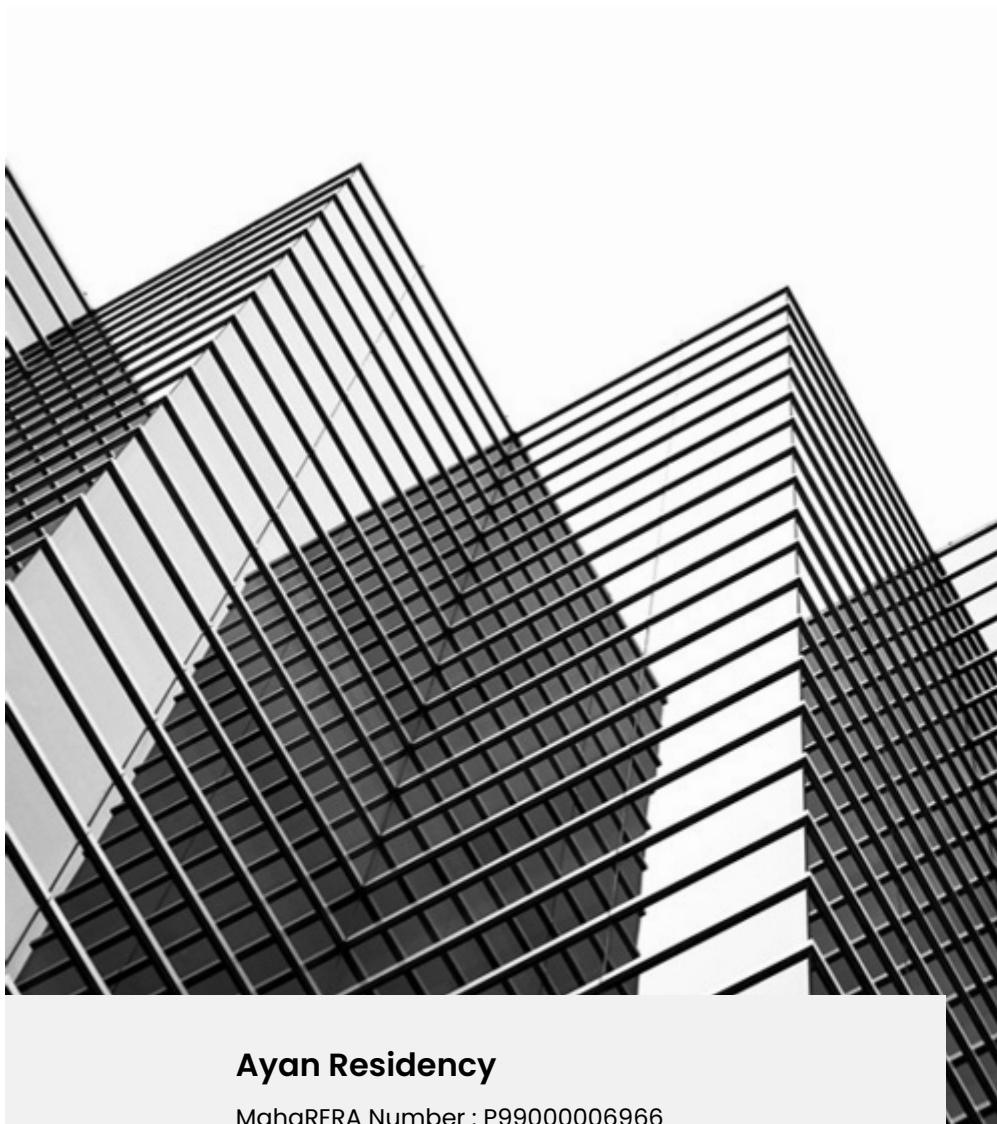


propscience.com

# PROP REPORT



**Ayan Residency**

MahaRERA Number : P99000006966



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 Nalasopara West. Nallasopara is a well known locality and well connected with the other parts of the city. It is connected by trains, buses and public transports. Transport facility is also good in this locality. Schools, banks, ATMs and hospitals are available nearby the locality.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Mira Road Railway Station **1.8 Km**
- Thunga Hospital **0.7 Km**
- Santhome Public School **2 Km**
- Maxus Mall **1.5 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	NA

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	10.42 Acre	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

## AYAN RESIDENCY

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 1	3	23	7	1 BHK,2 BHK	161
Building 2	3	23	7	1 BHK,2 BHK	161
Building 3	3	23	7	1 BHK,2 BHK	161
Building 4	3	23	7	1 BHK,2 BHK	161
Building 5	3	23	7	1 BHK,2 BHK	161
Building 6	3	23	7	1 BHK,2 BHK	161

Building 7	3	23	7	1 BHK,2 BHK	161
Building 8	3	23	7	1 BHK,2 BHK	161
Building 9	3	23	7	1 BHK,2 BHK	161
Building 10	3	23	7	1 BHK,2 BHK	161
Building 11	3	23	7	1 BHK,2 BHK	161
Building 12	3	23	7	1 BHK,2 BHK	161

<b>First Habitable Floor</b>	NA
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## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS



2 BHK	473 sqft
1 BHK	340 sqft
2 BHK	473 sqft
1 BHK	340 sqft
2 BHK	473 sqft
1 BHK	340 sqft
2 BHK	473 sqft
1 BHK	340 sqft
2 BHK	473 sqft
1 BHK	340 sqft
2 BHK	473 sqft
1 BHK	340 sqft
2 BHK	473 sqft

<b>Floor To Ceiling Height</b>	NA
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<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9411.76	--	INR 3200000
2 BHK	INR 9302.33	--	INR 4400000

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

**Transaction History**

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

AYAN RESIDENCY

# 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	53

<b>Connectivity</b>	48
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>45/100</b>

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AYAN RESIDENCY

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