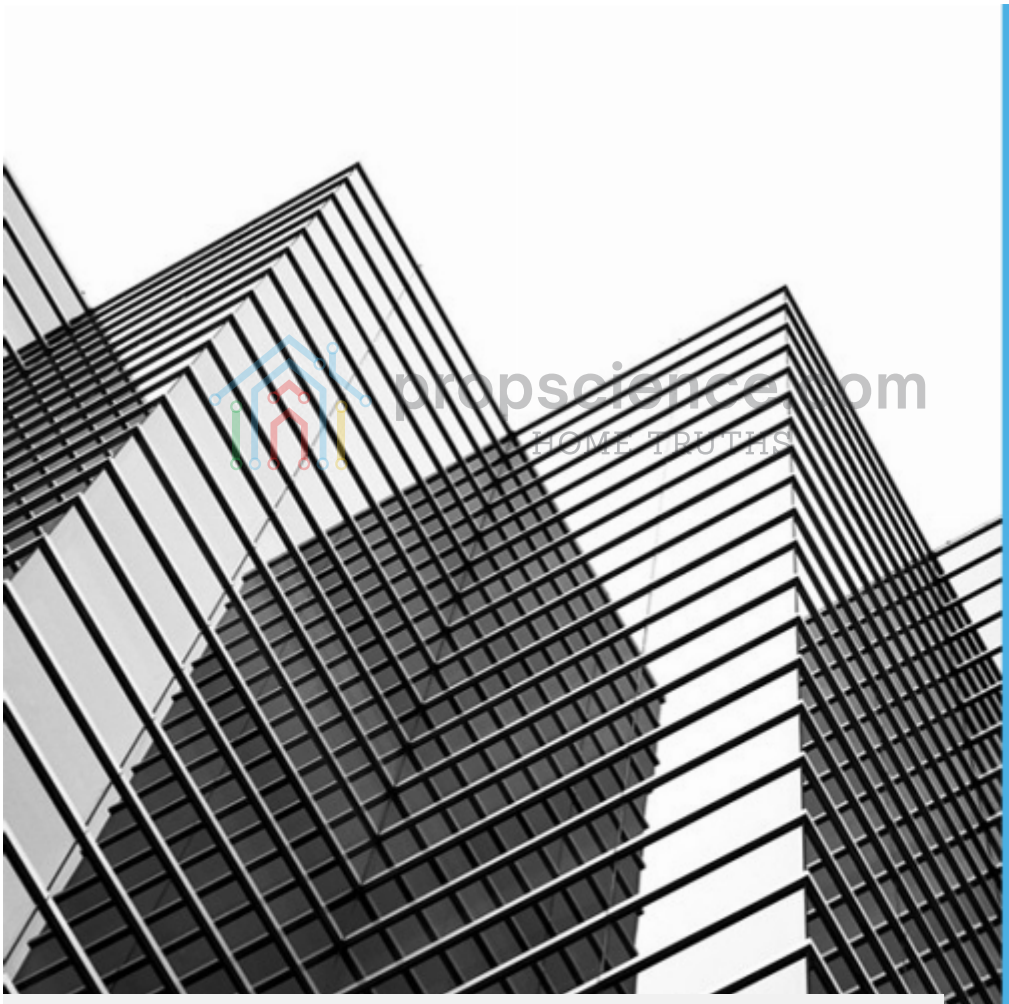
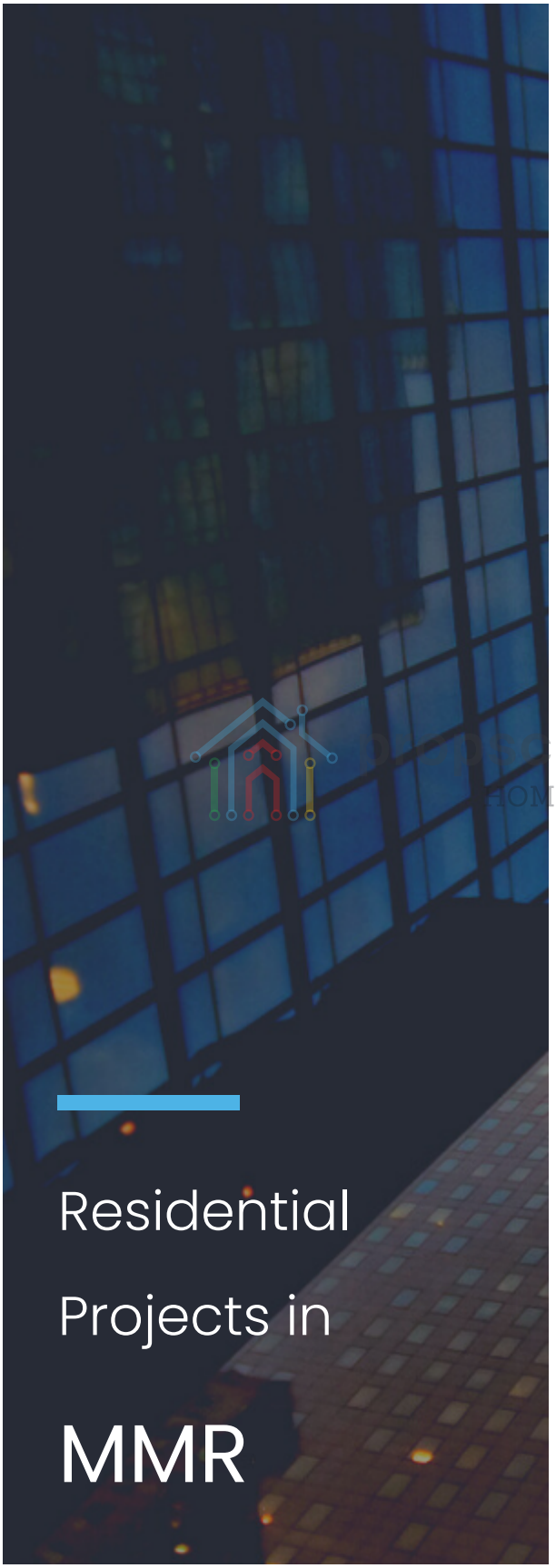
propscience.com

PROP REPORT



Ayan Residency

MahaRERA Number : P99000006966



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 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

propscience.com
HOME TRUTHS

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**

AYAN RESIDENCY

LAND & APPROVALS

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

AYAN RESIDENCY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

propscience.com
HOME TRUTHS

AYAN RESIDENCY

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Cricket Pitch,Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

AYAN RESIDENCY

BUILDING LAYOUT

propscience.com
HOME TRUTHS

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
First Habitable Floor					NA

propscience.com
HOME TRUTHS

Services & Safety

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

AYAN RESIDENCY

FLAT INTERIORS

Configuration	RERA Carpet Range
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
1 BHK	340 sqft

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles

Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

AYAN RESIDENCY

COMMERCIALS

propscience.com
HOME TRUTHS

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.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	NA	NA

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

Transaction History

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

propscience.com
HOME TRUTHS

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

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

propscience.com
HOME TRUTHS

AYAN RESIDENCY

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.

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.

propscience.com
HOME TRUTHS

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