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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.

LOCATION

The project is in Nallasopara 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

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

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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

First Habitable Floor	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

Floor To Ceiling Height	NA
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Views Available	NA
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Flooring	Vitrified Tiles
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Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	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.

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

NA	NA	NA
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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.

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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

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