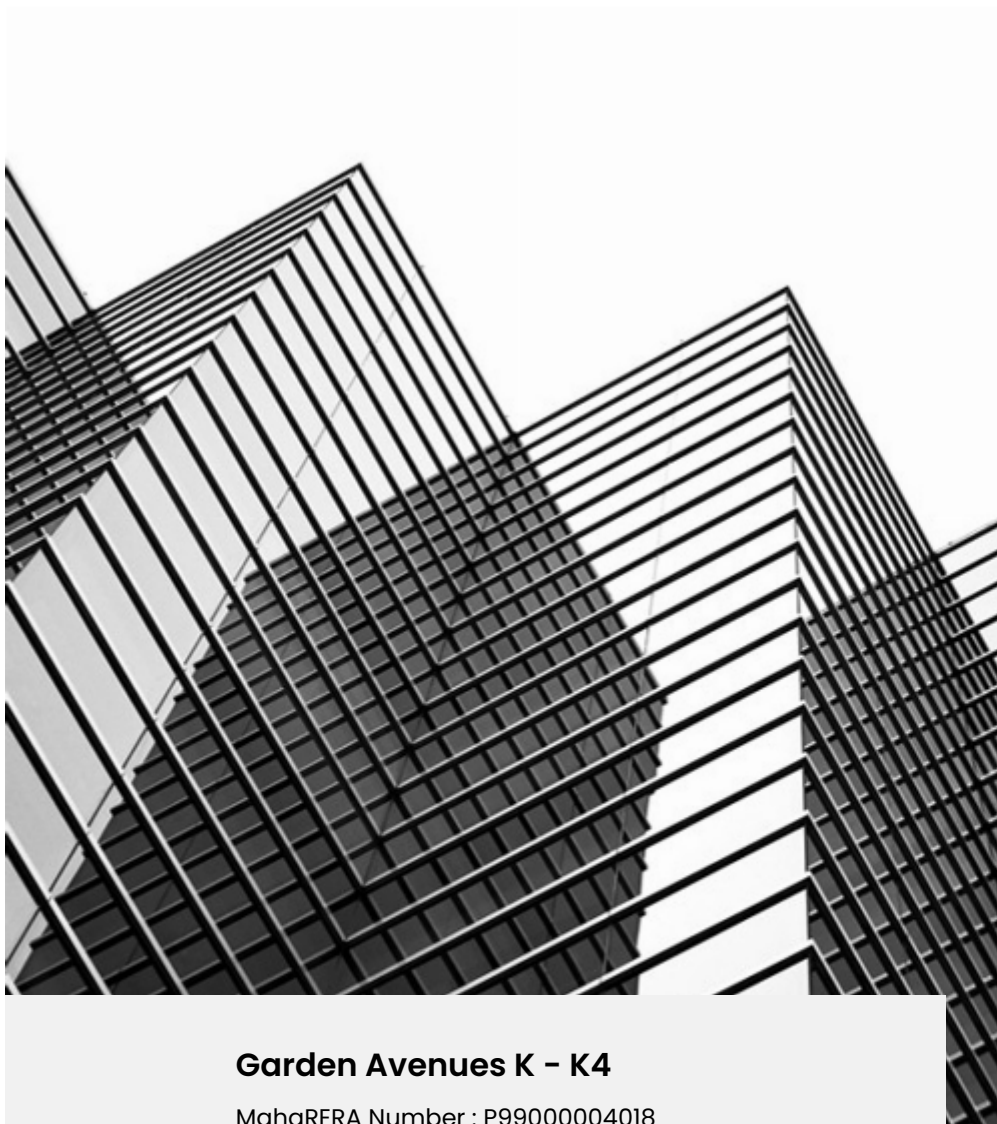


propscience.com

PROP REPORT



Garden Avenues K - K4

MahaRERA Number : P99000004018



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

Post Office	Police Station	Municipal Ward
Virar	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Mumbai International Airport **58.8 Km**
- VVMT Bus Stand **2.4 Km**
- Virar Railway Station **2.8 Km**
- NH 48 **19.4 Km**
- Global Hospital **1.2 Km**
- Rustomjee Cambridge International School **1.1 Km**
- Reliance Digital **1.9 Km**
- D Mart **1.7 Km**

LAND & APPROVALS

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

GARDEN AVENUES K - K4

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

GARDEN AVENUES K - K4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st January, 2021	6726 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

GARDEN AVENUES K - K4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Garden Avenues K - K4 - K4	2	15	6	1 BHK,2 BHK	90
Garden Avenues K - K4 - K4A	2	15	6	1 BHK,2 BHK	90
Garden Avenues K - K4 - K5A	2	15	6	1 BHK,2 BHK	90

Garden Avenues K - K4 - K5	2	15	6	1 BHK,2 BHK	90
Garden Avenues K - K4 - K6	2	15	4	1 BHK	60
First Habitable Floor					1st

Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

GARDEN AVENUES K - K4

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	416 sqft
2 BHK	500 - 591 sqft

1 BHK	416 sqft
2 BHK	500 - 591 sqft
1 BHK	416 sqft
2 BHK	500 sqft
1 BHK	380 - 416 sqft
2 BHK	500 sqft
1 BHK	380 - 416 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform
Finishing	Laminated flush doors, Double glazed glass windows
HVAC Service	NA
Technology	NA

White Goods

NA

GARDEN AVENUES K - K4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3800000 to 4000000
2 BHK	--	--	INR 4900000 to 5800000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

GARDEN AVENUES K - K4

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	45

Connectivity	65
Infrastructure	86
Local Environment	30
Land & Approvals	44
Project	70
People	39
Amenities	56
Building	53
Layout	38
Interiors	53
Pricing	30
Total	51/100

GARDEN AVENUES K – K4

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