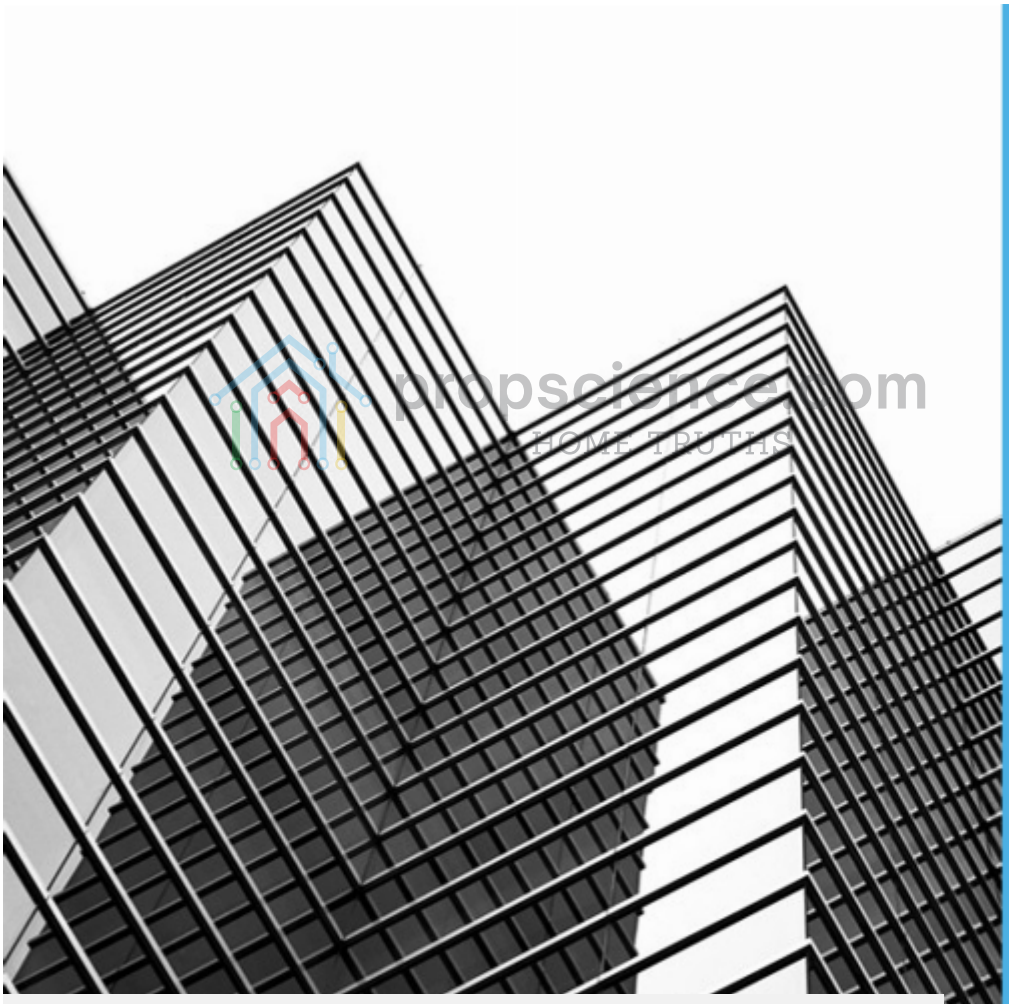
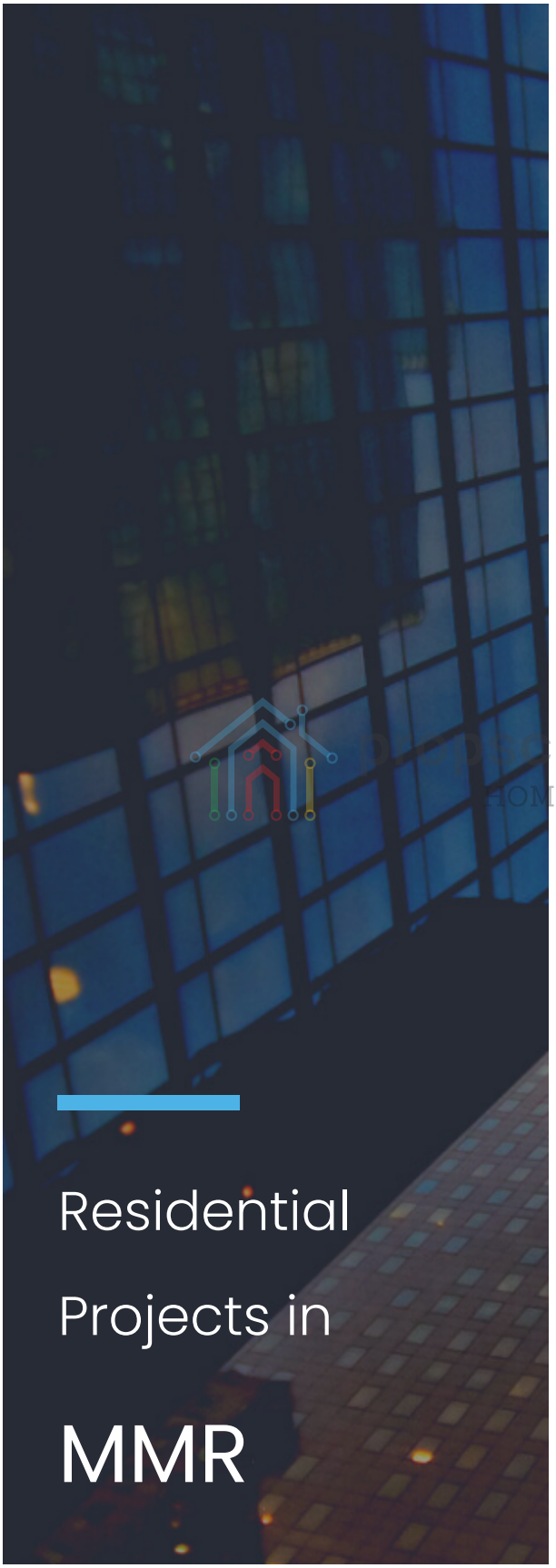
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PROP REPORT



Dynamix Avanya Tower A

MahaRERA Number : P51800003202



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.

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LOCATION

The project is in Dahisar (East). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujrati and Marathi. Some of the most notable projects in the area include MICL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
Ketkipada	Dahisar Police Station	Ward R North

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams at all hours. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.8 Km**
- Dahisar Checknaka Bus Stop **300 Mtrs**
- Dahisar Railway Station **2.8 Km**
- Western Express Highway **200 Mtrs**
- Bhaktivedanta Hospital & Research Institute **2.8 Km**
- Singapore International School **3 Km**
- Thakur Mall **260 Mtrs**
- Big Bazaar **260 Mtrs**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	3	1

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BUILDER & CONSULTANTS

The Dynamix Group, one of the foremost conglomerates in India, is renowned for its well-designed residential and commercial properties in Mumbai and Goa. The Group has steadily progressed in the real estate industry with one aim: to build modern properties where families, professionals and businesses can thrive. It was established in the late 1970s under the vision of the founder, Late Mr. K. M. Goenka. His son, Mr. Vinod Kumar Goenka. The company brings over 50 years of real estate and industrial development experience that guides the conglomerate forward.The Dynamix Group has also undertaken the development of prestigious luxury properties that redefine everyday living. These high-profile stand-alone projects include Parkwoods in Thane, Divum in Goregaon Precinct, Avanya in Dahisar, Astrum in Malad. The Dynamix Group, the need to give back to society is deep-rooted, be it in the field of education or healthcare.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	469.57 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Avanya Tower A	4	50	6	1 BHK,2 BHK	300

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	382 sqft
2 BHK	516 - 593 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

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	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 17690	INR 6757580	INR 7449000
2 BHK	INR 17690	INR 9128040	INR 10062000 to 11563500

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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

June 2022	516	NA	INR 9750000	INR 18895.35
June 2022	381	NA	INR 6300000	INR 16535.43
June 2022	381	NA	INR 7100000	INR 18635.17
May 2022	381	NA	INR 7180985	INR 18847.73
May 2022	516	NA	INR 9800000	INR 18992.25
May 2022	516	NA	INR 9501000	INR 18412.79
April 2022	420	17	INR 6400000	INR 15238.1
April 2022	516	NA	INR 9500000	INR 18410.85
March 2022	381	NA	INR 6600000	INR 17322.83
March 2022	381	NA	INR 6300000	INR 16535.43
March 2022	592	NA	INR 10500000	INR 17736.49
February 2022	382	27	INR 6099000	INR 15965.97
February 2022	516	13	INR 10000000	INR 19379.84

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December 2021	516	5	INR 9700000	INR 18798.45
November 2021	516	10	INR 9099000	INR 17633.72
November 2021	382	9	INR 5900000	INR 15445.03
October 2021	592	29	INR 11900000	INR 20101.35
October 2021	516	14	INR 8450000	INR 16375.97
September 2021	516	9	INR 9300000	INR 18023.26
August 2021	516	19	INR 9005000	INR 17451.55

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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	65
Connectivity	83
Infrastructure	86
Local Environment	73
Land & Approvals	56
Project	76
People	56
Amenities	84
Building	67
Layout	63
Interiors	80
Pricing	40

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Total	**69/100**

DYNAMIX AVANYA TOWER A

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