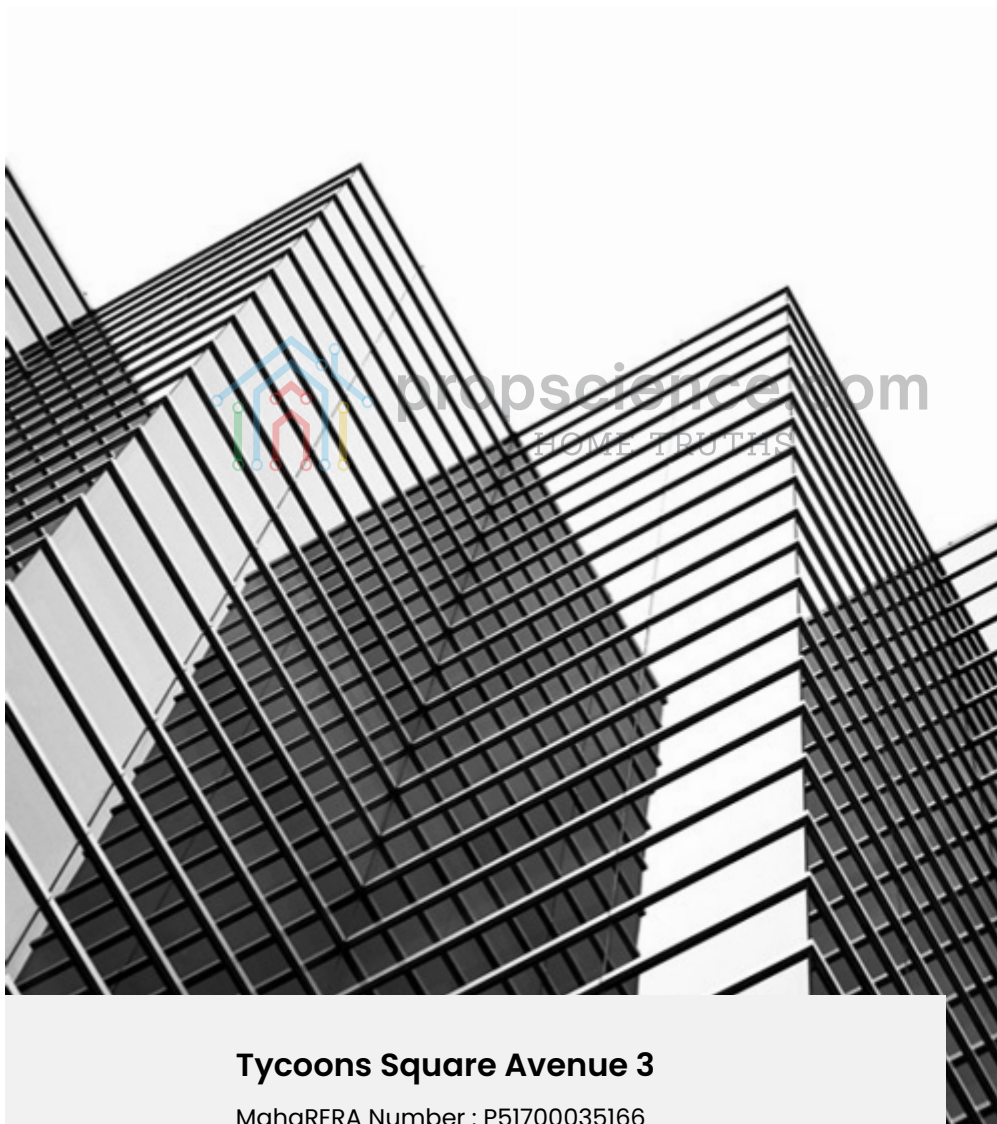


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# PROP REPORT



**Tycoons Square Avenue 3**

MahaRERA Number : P51700035166



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.

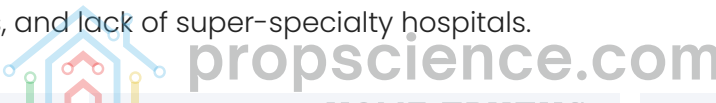
We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

TYCOONS SQUARE

AVENUE 3

## LOCATION

The project is in Kalyan West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.



HOME TRUTHS		
<b>Post Office</b>	<b>Police Station</b>	<b>Municipal Ward</b>
Kalyan City	Kalyan Taluka Police Station	Ward B

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 22 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **54.2 Km**
- chhatrapati shivaji international airport **42.7 Km**
- Sahyadri Pada **140 Mtrs**
- Kalyan Railway Station **3 Km**
- MH MSH 2, Gauripada **140 Mtrs**
- Holy Cross Hospital **1.8 Km**
- B.K Birla Public School **230 Mtrs**
- Metro Junction Mall **4.8 Km**
- D Mart, Mohan Square One **2.4 Km**

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AVENUE 3

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

HDFC Bank

NA

NA

TYCOONS SQUARE  
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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	1680.88 Sqmt	1 BHK,2 BHK,3 BHK

### Project Amenities



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HOME TRUTHS

Multipurpose Court,Putting Green,Skating Rink,Swimming Pool,Gymnasium

#### Sports

#### Leisure

Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room

#### Business & Hospitality

Day Care,Multipurpose Hall

#### Eco Friendly Features

NA

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tycoons Square Avenue III Tower D	3	31	6	1 BHK,2 BHK,3 BHK	186
First Habitable Floor				1st Floor	

## Services & Safety propscience.com HOME TRUTHS

- **Security** : Security System / CCTV,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

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# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	443.2 - 532.08 sqft
3 BHK	707.58 - 726.19 sqft
1 BHK	322.58 - 333.88 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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AVENUE 3

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11114.06	INR 4925750	INR 5185000 to 6225000
3 BHK	INR 11114.08	INR 7864100	INR 8278000 to 8496000
1 BHK	INR 11113.23	INR 3585300	INR 3774000 to 3897000

**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	NA

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

### Transaction History

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

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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	55
Connectivity	83

<b>Infrastructure</b>	78
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	56
<b>Project</b>	61
<b>People</b>	48
<b>Amenities</b>	48
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>62/100</b>



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HOME TRUTHS

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AVENUE 3

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