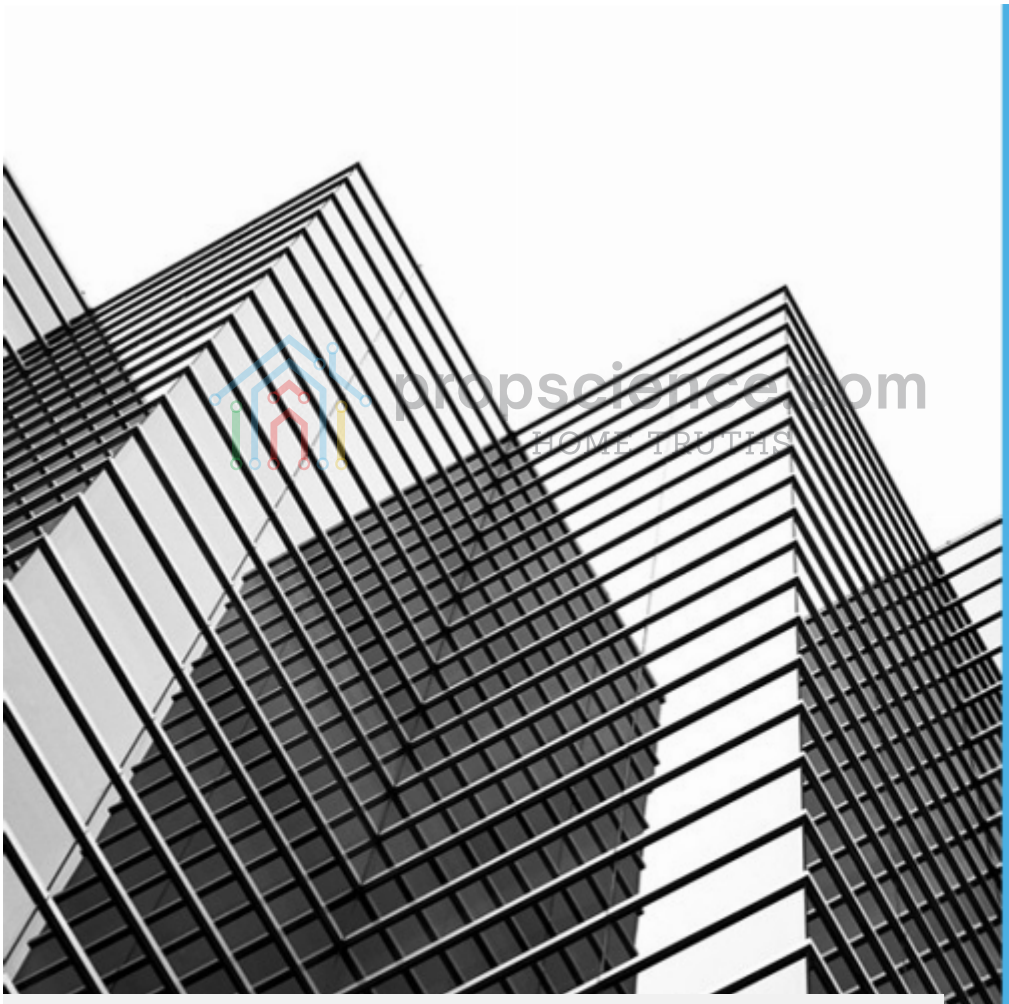
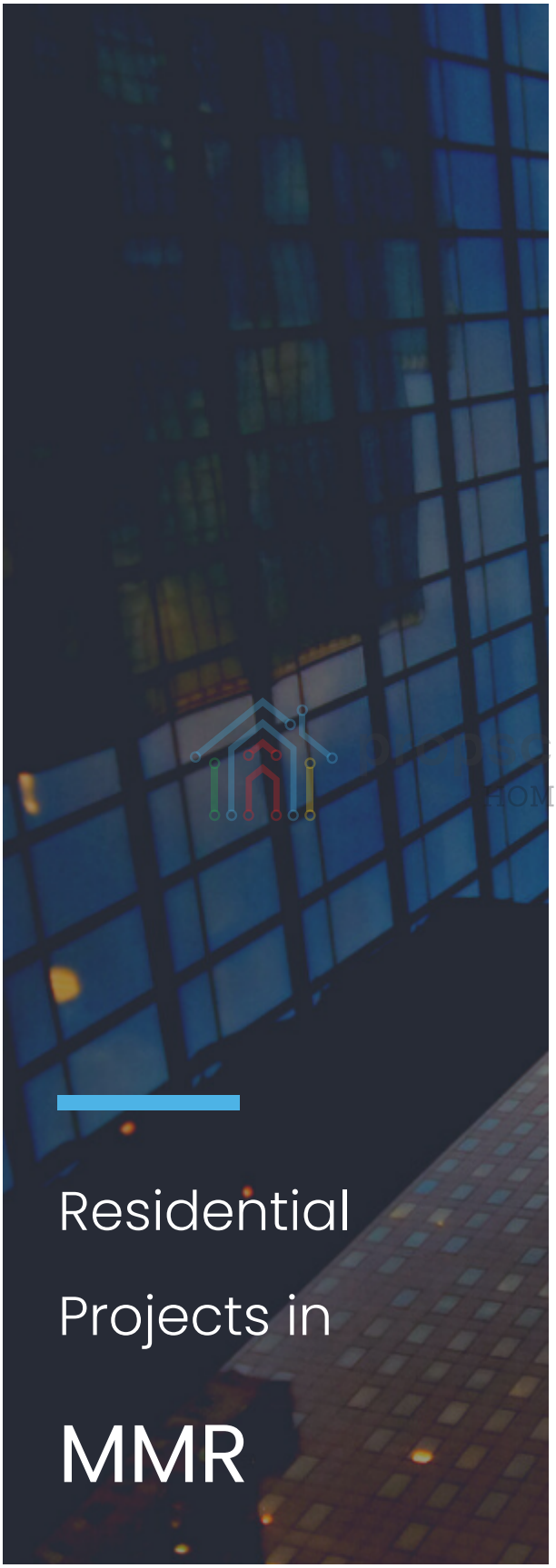
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# PROP REPORT




**Tycoons Goldmine Avenue I A**

MahaRERA Number : P51700029986



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 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.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| 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**

TYCOONS GOLDMINE AVENUE I A

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|---|---|---|

| | | |
|---|---|---|
| HDFC Bank | NA | NA |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th July, 2025 | 8902.95 Sqmt | 1 BHK,2 BHK |

## Project Amenities

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| | |
|---|---|
| **Sports** | Putting Green,Skating Rink,Swimming Pool,Gymnasium |
| **Leisure** | Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room |
| **Business & Hospitality** | Day Care,Multipurpose Hall |
| **Eco Friendly Features** | Green Zone,Solar Pannel |

TYCOONS GOLDMINE AVENUE I A

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Tycoons Square Avenue I Tower A | 5 | 15 | 7 | 1 BHK,2 BHK | 105 |

| First Habitable Floor | 1st Floor |
|---|---|

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### Services & Safety

- **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 |
|---|---|
| 1 BHK | 353.57 - 474.41 sqft |
| 2 BHK | 460.85 - 525.09 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **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,Laminated flush doors |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | NA |
| **White Goods** | NA |

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TYCOONS GOLDMINE AVENUE I A

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 10775.49 | INR 3810000 | INR 4000500 to 5367600 |
| 2 BHK | INR 10775.74 | INR 4966000 | INR 5214300 to 5941950 |

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

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| 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,HDFC Bank,Kotak Bank,SBI Bank |

**Transaction History**

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

TYCOONS GOLDMINE AVENUE I A

# 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.

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| Category | Score |
|---|---|
| **Place** | 55 |
| **Connectivity** | 83 |
| **Infrastructure** | 78 |
| **Local Environment** | 100 |

| | |
|---|---|
| **Land & Approvals** | 50 |
| **Project** | 74 |
| **People** | 48 |
| **Amenities** | 48 |
| **Building** | 55 |
| **Layout** | 53 |
| **Interiors** | 63 |
| **Pricing** | 40 |
| **Total** | **62/100** |

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TYCOONS GOLDMINE AVENUE I A

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