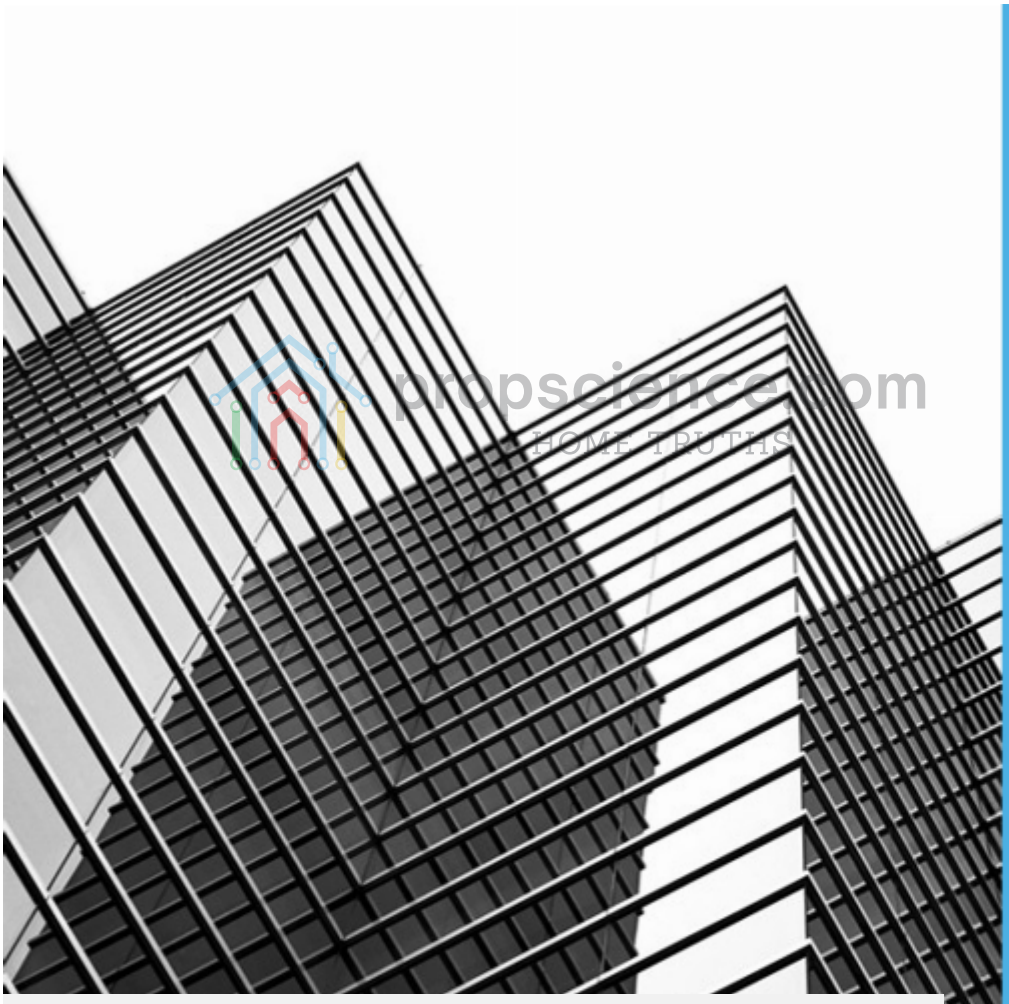
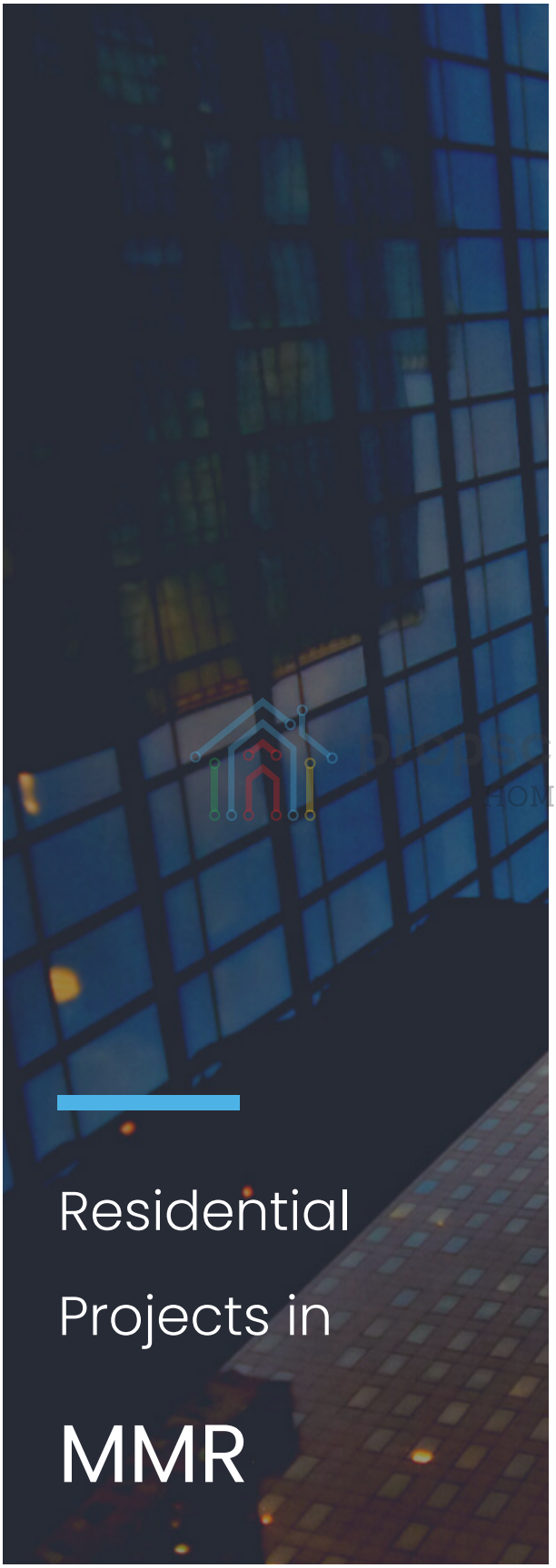
propscience.com

PROP REPORT



Tata Aveza Phase 1

MahaRERA Number : P51900007527



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mhada Colony	Navghar Police Station	Ward T

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16 Km**
- Mulund Toll Naka Bus Stop **260 Mtrs**
- Mulund Railway Station (E) **1.6 Km**
- Eastern Express Hwy, Maharashtra **600 Mtrs**
- Fortis Hospital Mulund **4.1 Km**
- Bombay Presidency International School **1.7 Km**
- R Mall **3.6 Km**
- Mamta Super Market **550 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	2	2

TATA AVEZA PHASE 1

BUILDER & CONSULTANTS

propscience.com
HOME TRUTHS

Established in 1984, TATA Housing is a closely held public limited company and a subsidiary of TATA Sons Private Limited. The TATA Group is a global enterprise, headquartered in India, comprising of thirty companies across ten verticals. It operates in more than 100 countries across six continents. Since 2006, TATA Housing has evolved into one of the fastest growing real estate development companies in India. With the primary business being development of properties in residential, commercial and retail sectors, the company's operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing & sales, project execution, property services and estate management. The company is recognized for its quality construction, ethical and transparent business practices, and high standards of maintenance of properties. By offering products ranging from Rs. 15 lakhs to Rs. 14 crores, the company has a diversified portfolio of more than 70 million sq. ft. under various stages of development. Besides projects under execution, there is a steady pipeline of projects of over 19 million sq. ft.

Project Funded By	Architect	Civil Contractor

NA	NA	NA

TATA AVEZA PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	8 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

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

propscience.com
HOME TRUTHS

TATA AVEZA PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	4	40	6	2 BHK,3 BHK	240
B Wing	3	40	4	3 BHK	160
C Wing	4	40	6	2.5 BHK,3 BHK	240

First Habitable Floor	5th Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

propscience.com
HOME TRUTHS

TATA AVEZA PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	857 - 919 sqft

3 BHK	1190 sqft
3 BHK	1186 sqft
2.5 BHK	876 sqft
3 BHK	1186 - 1190 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

propscience.com
HOME TRUTHS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 18900000 to 20270000
3 BHK	--	--	INR 26092000 to 26200000
2.5 BHK	--	--	INR 17700000

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

propscience.com
HOME TRUTHS

GST	Stamp Duty	Registration
5%	5%	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,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

TATA AVEZA PHASE 1

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.

propscience.com

Category	Score
Place	55
Connectivity	83
Infrastructure	70
Local Environment	70

Land & Approvals	62
Project	65
People	56
Amenities	50
Building	53
Layout	73
Interiors	38
Pricing	30
Total	**59/100**

propscience.com
HOME TRUTHS

TATA AVEZA PHASE 1

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

propscience.com
HOME TRUTHS

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as

a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS