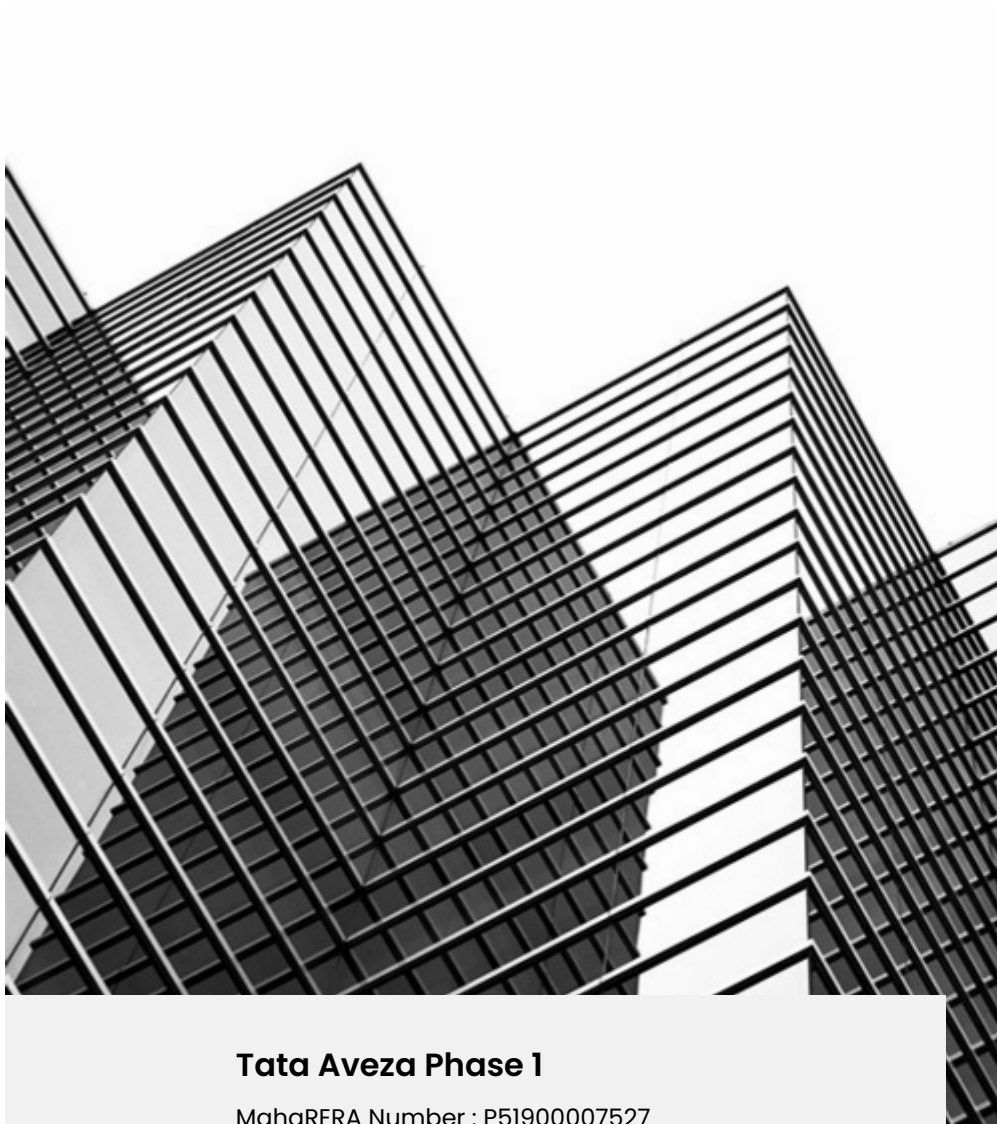


propscience.com

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.

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 |

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

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 |

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

TATA AVEZA PHASE I

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 |

COMMERCIALS

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

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

| 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.

| 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 |

TATA AVEZA PHASE 1

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