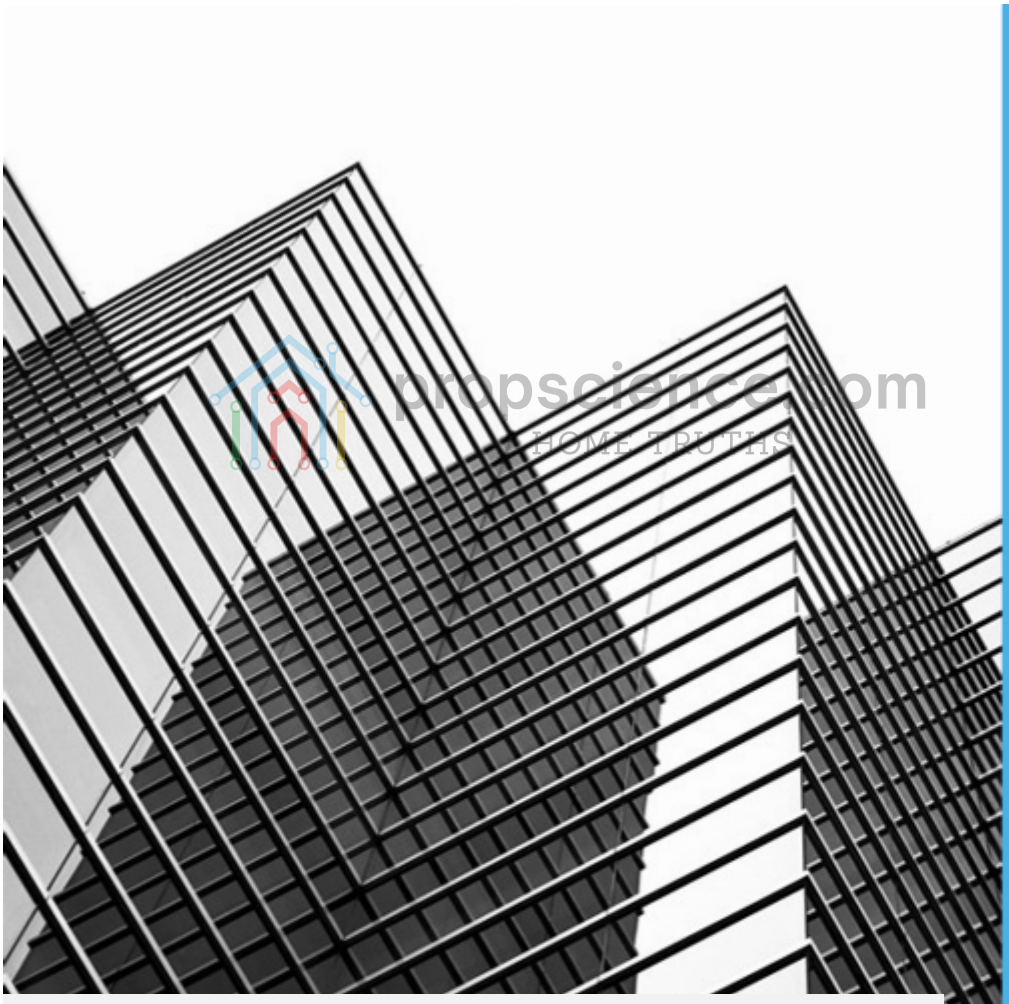
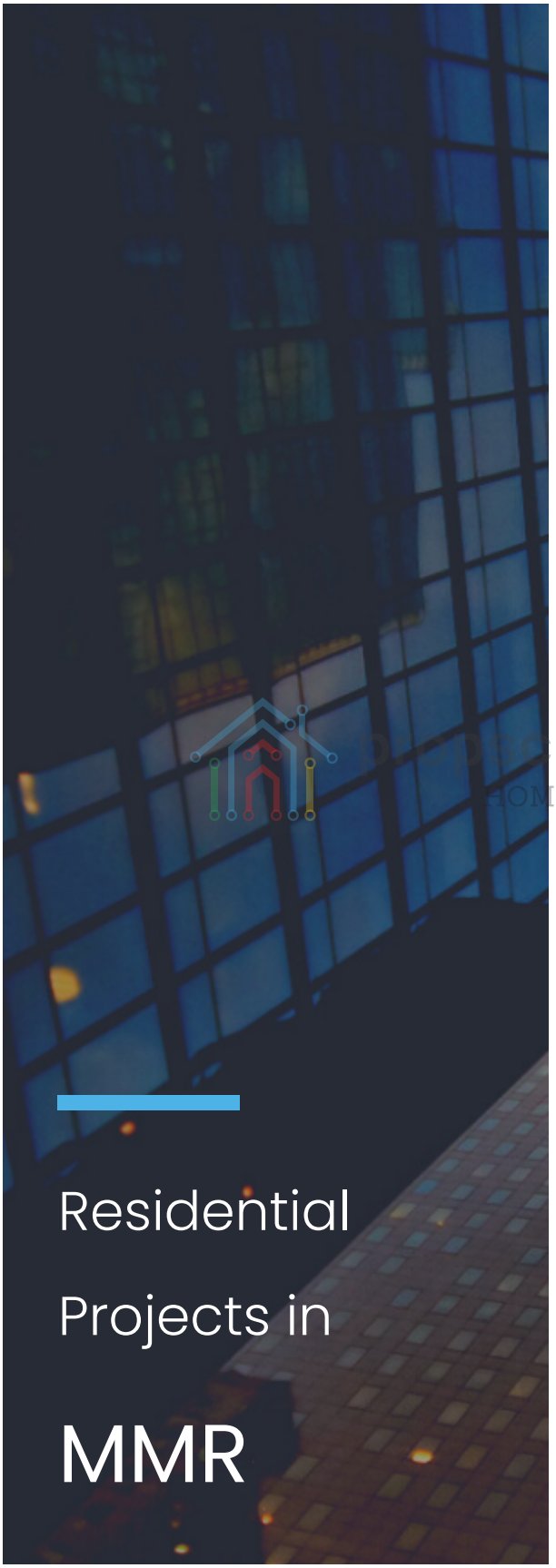
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PROP REPORT



Tata Aveza Phase 2

MahaRERA Number : P51900007740



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 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
Mulund East	Navghar Police Station	Ward T

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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	1

TATA AVEZA PHASE 2

BUILDER & CONSULTANTS

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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 2

PROJECT & AMENITIES

Time Line	Size	Typography
2025 Ready to move	4 Acre	2 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

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TATA AVEZA PHASE 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
D Wing	4	40	6	2 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

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TATA AVEZA PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	661 - 857 sqft
3 BHK	1104 sqft

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

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

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TATA AVEZA PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 14600000 to 18900000

3 BHK	--	--	INR 23900000

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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,SBI Bank

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Transaction History

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

TATA AVEZA PHASE 2

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	56
Project	74
People	56
Amenities	50
Building	53
Layout	75

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Interiors	38
Pricing	40
Total	**60/100**

TATA AVEZA PHASE 2

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