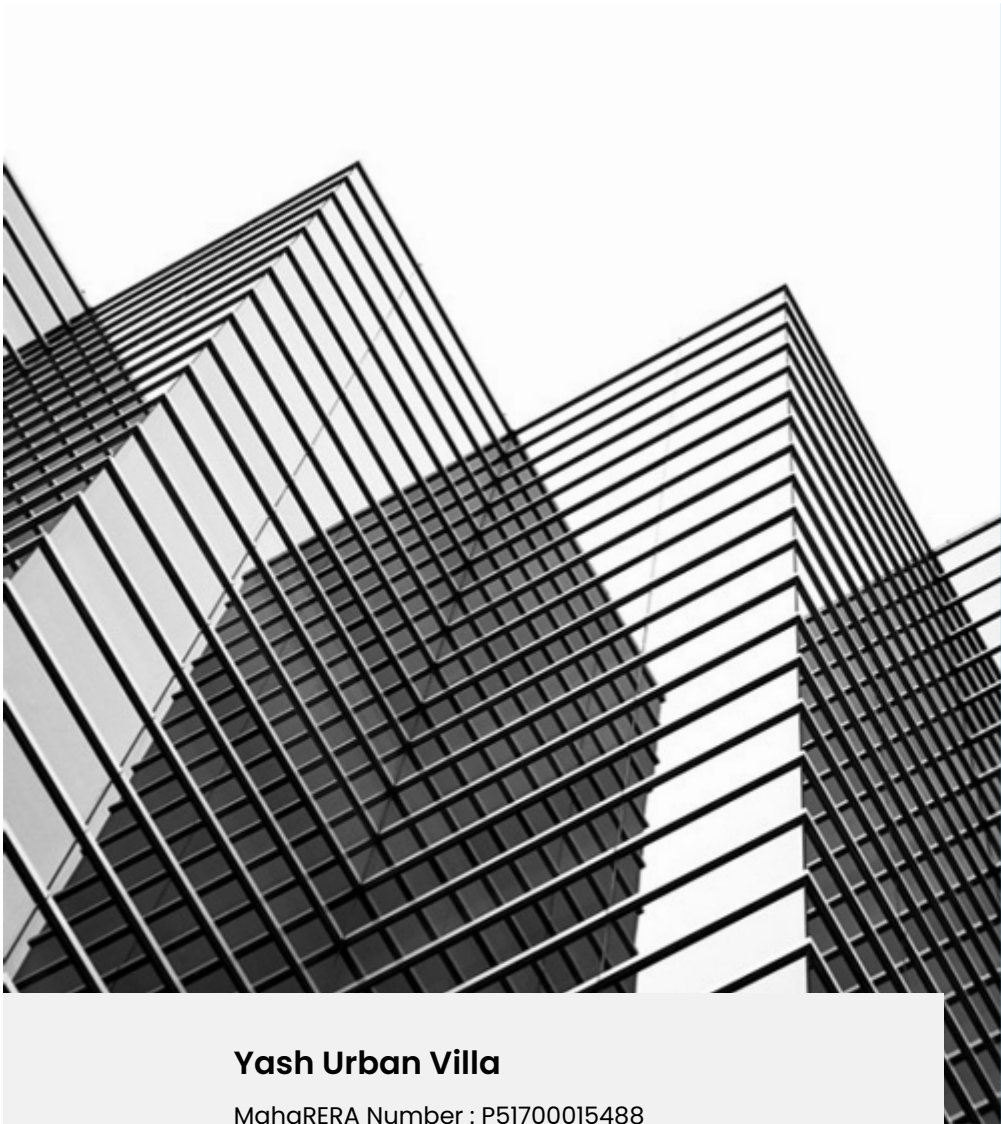


propscience.com

PROP REPORT



Yash Urban Villa

MahaRERA Number : P51700015488



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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Wagle I.E. | NA | NA |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.3 Km**
- Thane Railway Station **3.4 Km**
- Jupiter Hospital **3.2 Km**
- Smt. Sulochanadevi Singhania School **2.0 Km**
- Korum Mall **1.2 Km**
- Big Bazaar, Viviana Mall **2.4 Km**

LAND & APPROVALS

| | | |
|--------------------------------------|----------------------|----------------------------|
| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|

| | | |
|----|----|---|
| NA | NA | 1 |
|----|----|---|

YASH URBAN VILLA

BUILDER & CONSULTANTS

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

YASH URBAN VILLA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|--------------|-------------|
| Completed on 15th June, 2022 | 1751.38 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|----------------|----------------------------------------|
| Sports | Jogging Track,Kids Play Area,Gymnasium |
| Leisure | Pet Friendly |

| | |
|-----------------------------------|----------------------------------|
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Landscaped Gardens,Water Storage |

YASH URBAN VILLA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Urban Villa | 2 | 12 | 5 | 1 BHK,2 BHK | 60 |
| First Habitable Floor | | | | | 1st |

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

YASH URBAN VILLA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 501 sqft |
| 2 BHK | 632 - 677 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|------------------------------|---------------------------------------------------|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | INR 19777.89 | INR 9908725 | INR 8417760 |
| 2 BHK | INR 19357.14 | INR 12298756 | INR 10625640 to 11370240 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 6% | 4% | 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,DHFL Bank,HDFC Bank,ICICI Bank,Indiabulls
Home Loans,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

YASH URBAN VILLA

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 | 53 |
| Connectivity | 23 |
| Infrastructure | 92 |
| Local Environment | 30 |
| Land & Approvals | 44 |

| | |
|------------------|---------------|
| Project | 65 |
| People | 39 |
| Amenities | 42 |
| Building | 53 |
| Layout | 38 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 47/100 |

YASH URBAN VILLA

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