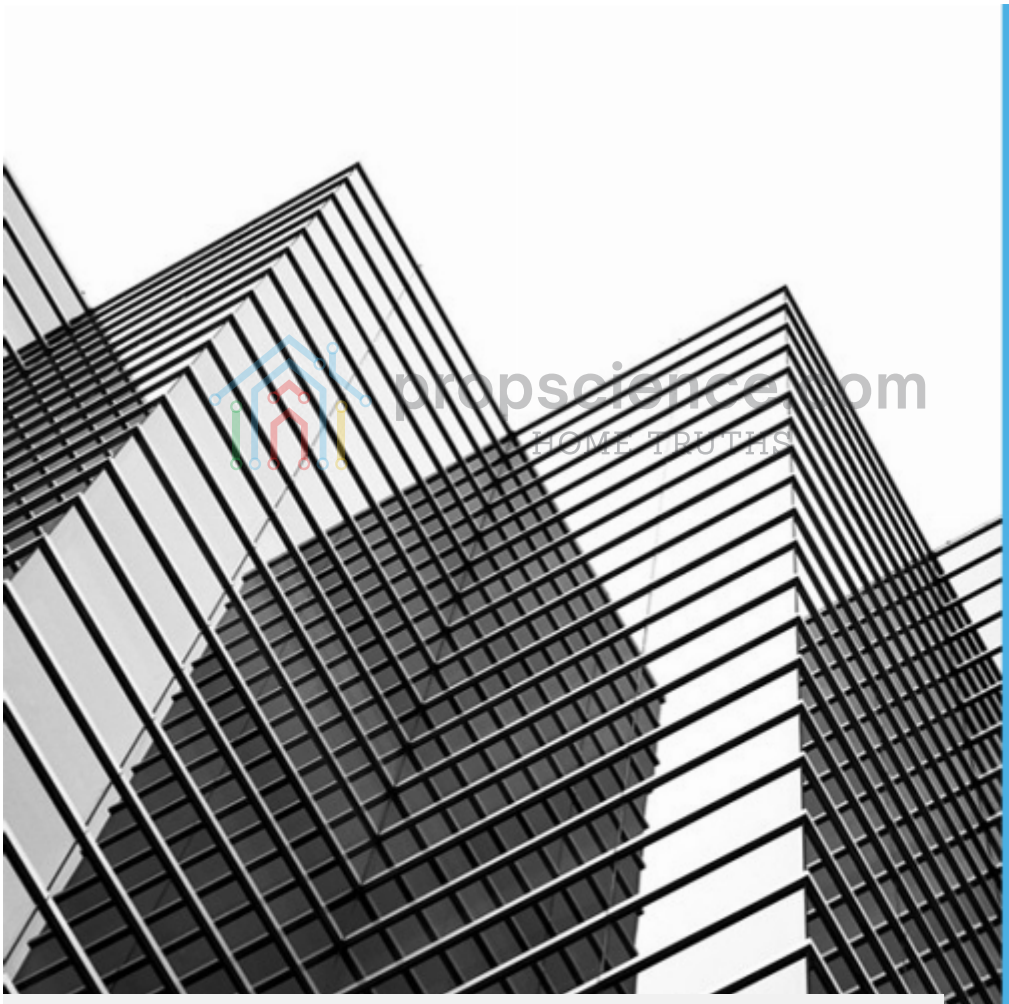
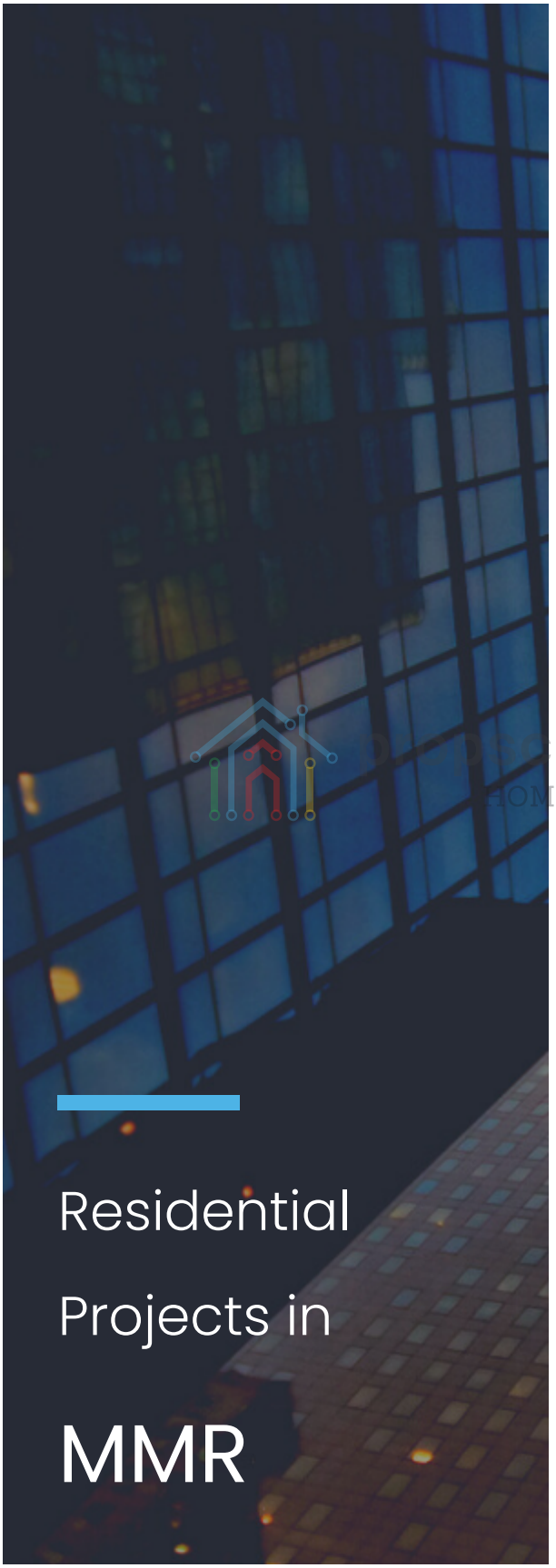
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# PROP REPORT




## ANA Avant Garde Phase 1

MahaRERA Number : P51700001388



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Mira Road | NA | NA |

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## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- International Airport **20.9 Km**
- Mira Road Railway Station **4.6 Km**
- Bhakti Vedanta Hospital **2.5 Km**
- Podar International School **2.6 Km**
- Central Mall **1.5 Km**
- Big Bazaar **1.5 Km**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| NA | NA | 5 |

ANA AVANT GARDE PHASE 1

# BUILDER & CONSULTANTS

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

ANA AVANT GARDE PHASE 1

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|

| | | |
|---|---|---|
| Completed on 31st December, 2019 | 4 Acre | 2 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Badminton Court,Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| **Leisure** | Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple |
| **Business & Hospitality** | Banquet Hall,ATM / Bank Attached,Restaurant / Cafe,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage |

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ANA AVANT GARDE PHASE 1

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| Wing E | 2 | 23 | 4 | 2 BHK,3 BHK | 92 |
| Wing F | 2 | 23 | 4 | 2 BHK,3 BHK | 92 |

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

### Services & Safety

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

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 500 - 700 sqft |
| 3 BHK | 885 sqft |
| 2 BHK | 500 - 700 sqft |

| | |
|---|---|
| 3 BHK | 885 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 |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|

| | | | |
|---|---|---|---|
| 2 BHK | -- | -- | INR 8500000 to 11900000 |
| 3 BHK | -- | -- | INR 15045000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 3% | INR 30000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 0 | INR 0 |

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| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | Axis Bank,HDFC Bank |

**Transaction History**

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

| ANA AVANT GARDE 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** | 63 |
| **Connectivity** | 23 |
| **Infrastructure** | 86 |
| **Local Environment** | 30 |
| **Land & Approvals** | 56 |
| **Project** | 79 |
| **People** | 39 |
| **Amenities** | 76 |

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| | |
|---|---|
| **Building** | 53 |
| **Layout** | 41 |
| **Interiors** | 53 |
| **Pricing** | 30 |
| **Total** | **52/100** |

ANA AVANT GARDE PHASE 1

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