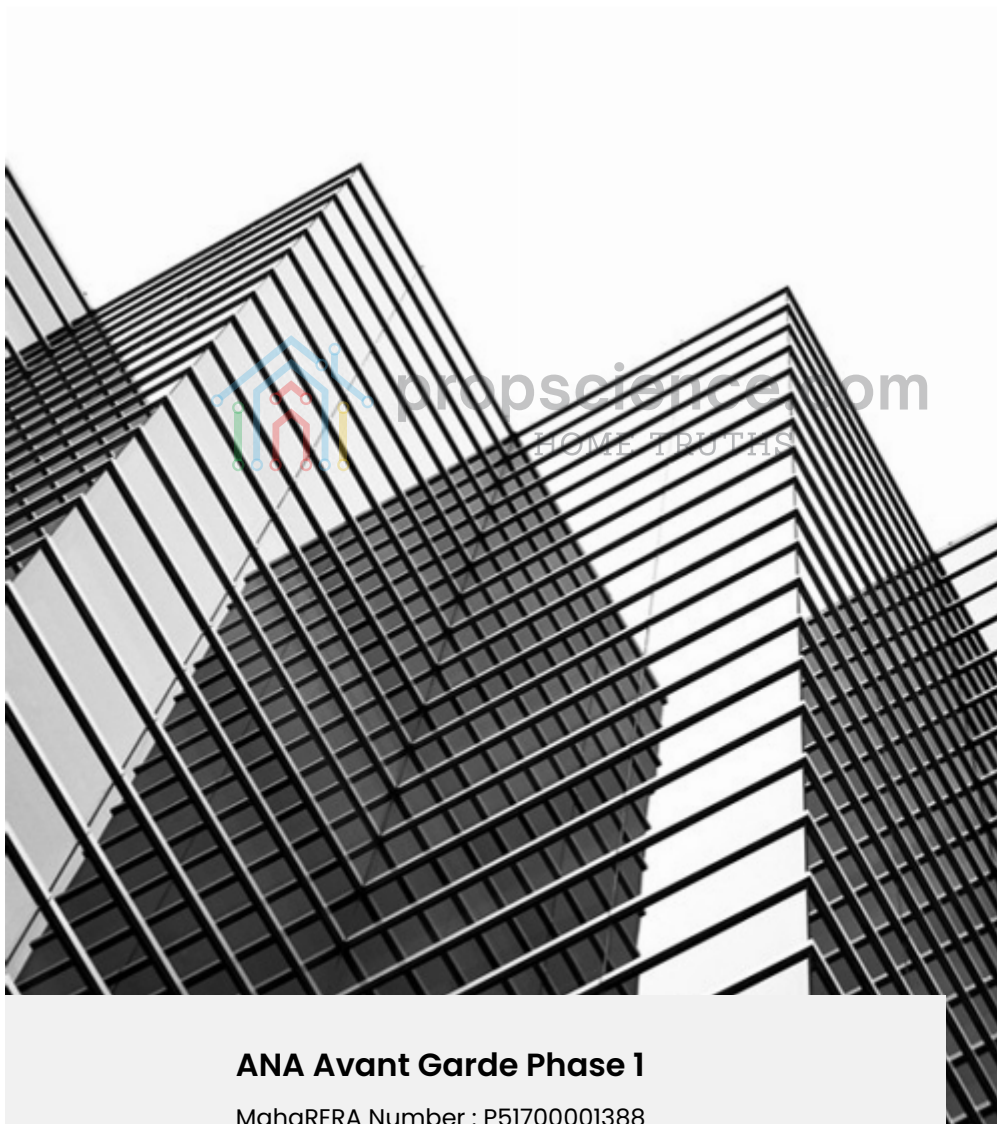


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PROP REPORT



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.

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

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BUILDER & CONSULTANTS



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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
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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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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
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Floor To Ceiling Height	NA
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Views Available	NA
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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
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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
Festive Offers	The builder is not offering any festive offers at the moment.	
Payment Plan	NA	
Bank Approved Loans	Axis Bank,HDFC Bank	



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Transaction History

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

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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

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