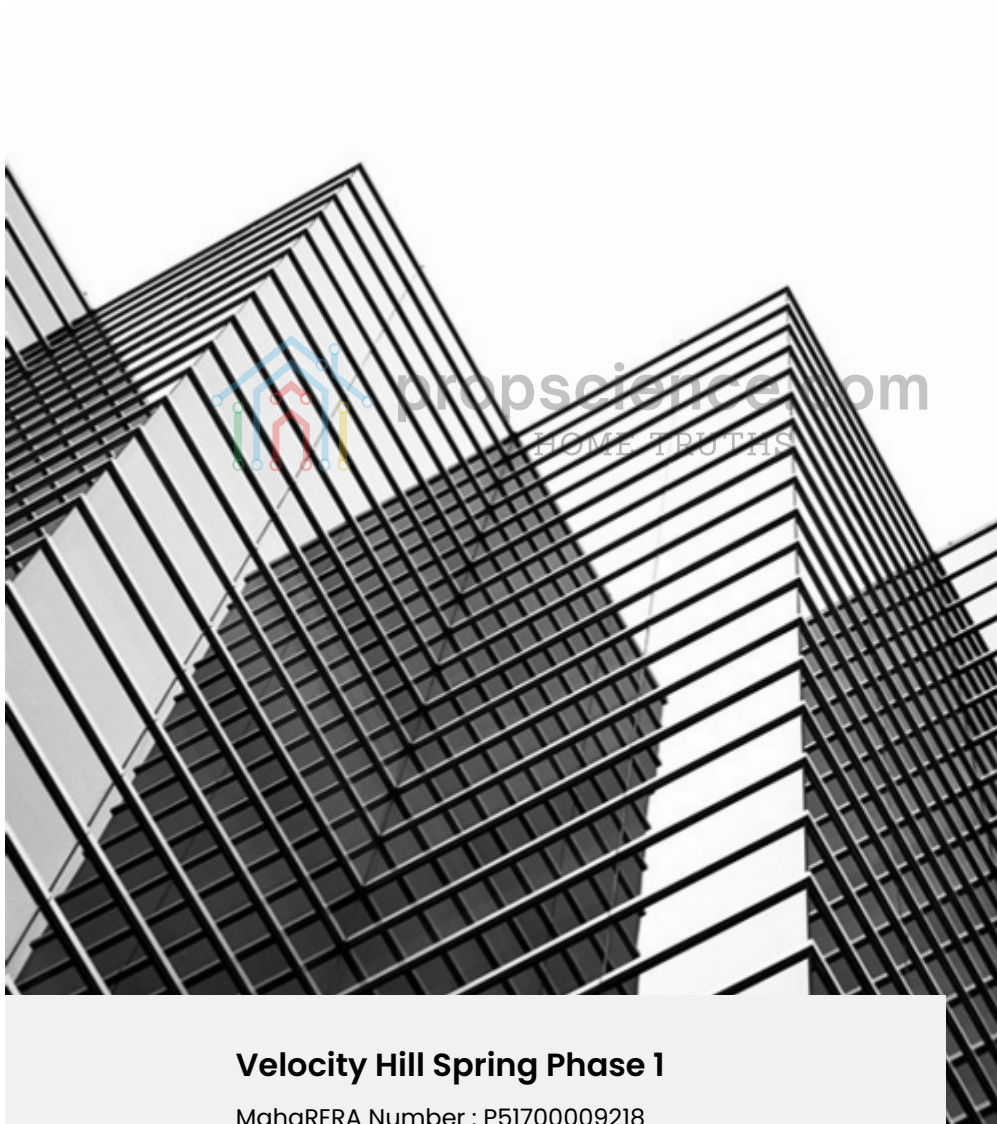


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PROP REPORT



Velocity Hill Spring Phase 1

MahaRERA Number : P51700009218



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

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

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **28.0 Km**
- Thane Railway Station **9.2 Km**
- Vedant Hopsital **2.7 Km**
- DAV Public School **4.9 Km**
- Viviana Mall **6.8 Km**
- D'Mart **1.1 Km**

VELOCITY HILL SPRING

PHASE 1

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | NA | 1 |

VELOCITY HILL SPRING

PHASE 1

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BUILDER & CONSULTANTS

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

VELOCITY HILL SPRING

PHASE 1

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|---------------------------|
| Completed on 30th June, 2018 | 2250 Sqmt | 1 BHK,2 BHK,2.5 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly |
| Business & Hospitality | Banquet Hall,Visitor's Room,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Green Zone,Rain Water Harvesting,Water Storage |

VELOCITY HILL SPRING

PHASE I

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|---------------------------|----------------|
| Building A | 3 | 26 | 4 | 1 BHK,2 BHK,2.5 BHK,3 BHK | 104 |
| Building B | 3 | 26 | 4 | 1 BHK,2 BHK,3 BHK | 104 |

| | |
|-----------------------|-----|
| First Habitable Floor | 2nd |
|-----------------------|-----|

Services & Safety

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

VELOCITY HILL SPRING

PHASE 1

FLAT INTERIORS

| | |
|---------------|-------------------|
| Configuration | RERA Carpet Range |
|---------------|-------------------|

| | |
|---------|----------------|
| 1 BHK | 375 sqft |
| 2 BHK | 577 - 699 sqft |
| 2.5 BHK | 649 sqft |
| 3 BHK | 1028 sqft |
| 1 BHK | 375 sqft |
| 2 BHK | 581 - 679 sqft |
| 3 BHK | 1028 sqft |



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Floor To Ceiling Height

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

| | |
|---|---|
| Flooring | 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

Washing Machine & Dryer

VELOCITY HILL SPRING

PHASE 1

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | -- | -- | INR 6937500 |
| 2 BHK | -- | -- | INR 10674500 to 12931500 |
| 2.5 BHK | -- | -- | INR 12006500 |
| 3 BHK | -- | -- | INR 19018000 |

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

| | | |
|------------|-----------------|---------------|
| GST | Stamp Duty | Registration |
| 0% | 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 | IDBI Bank, Indialbulls Home Loans |

Transaction History

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



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 | 73 |
| Connectivity | 15 |
| Infrastructure | 64 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 58 |
| People | 39 |
| Amenities | 76 |
| Building | 53 |
| Layout | 40 |
| Interiors | 45 |
| Pricing | 30 |
| Total | 47/100 |



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HOME TRUTHS

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