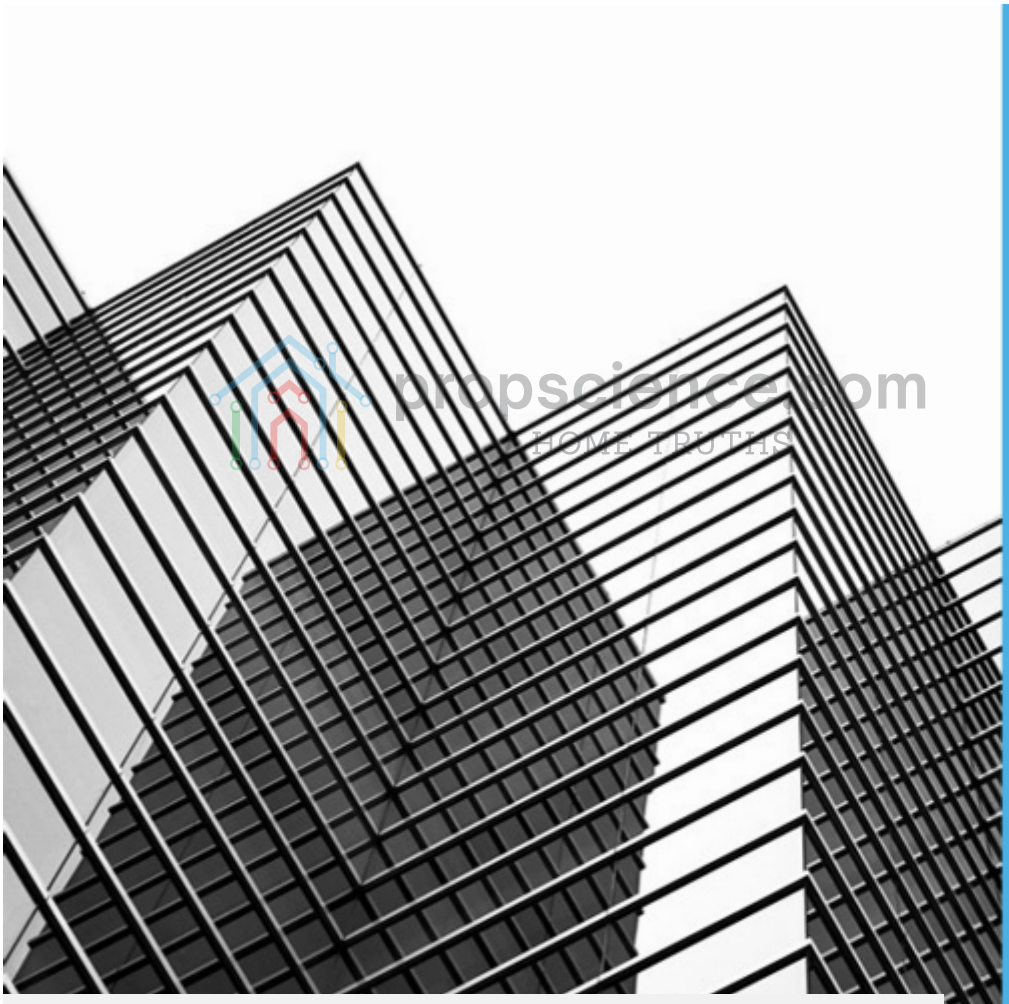
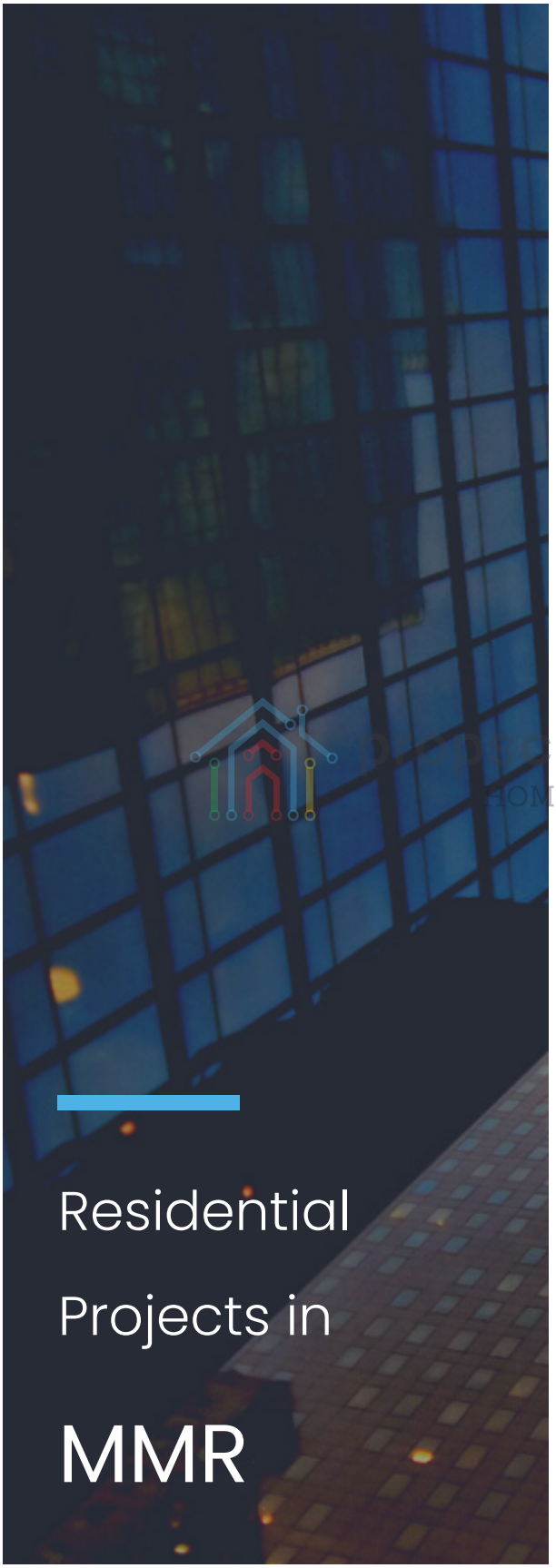
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PROP REPORT



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.

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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

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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 **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

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VELOCITY HILL SPRING PHASE 1

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

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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	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

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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.

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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	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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