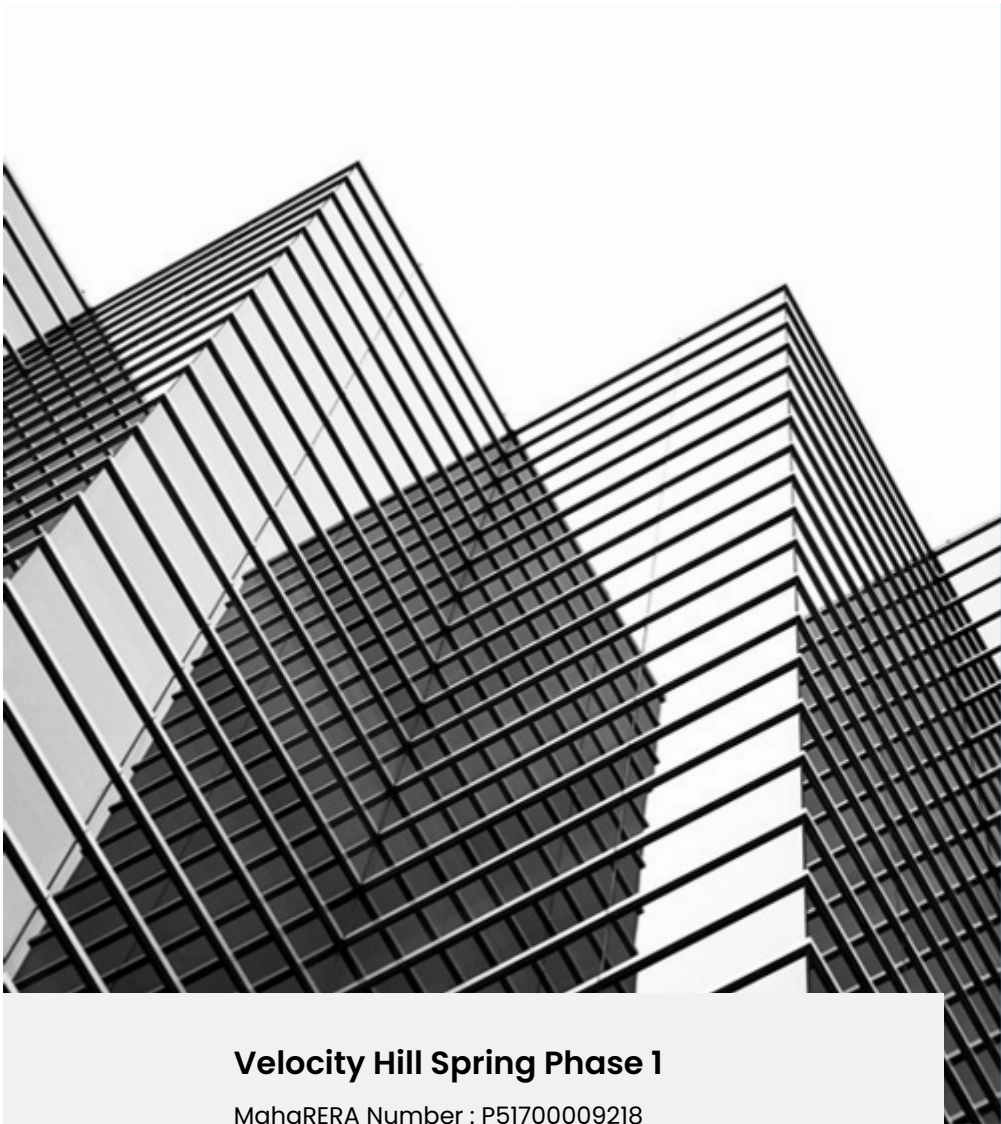


propscience.com

# 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 Hospital **2.7 Km**
- DAV Public School **4.9 Km**
- Viviana Mall **6.8 Km**
- D'Mart **1.1 Km**

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VELOCITY HILL SPRING

PHASE 1

## LAND & APPROVALS

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Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

NA

NA

1

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VELOCITY HILL SPRING

PHASE 1

## BUILDER & CONSULTANTS

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Project Funded By

Architect

Civil Contractor

NA

NA

NA

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VELOCITY HILL SPRING

PHASE 1

## PROJECT & AMENITIES

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

## Project Amenities

<b>Sports</b>	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
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Banquet Hall,Visitor's Room,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Green Zone,Rain Water Harvesting,Water Storage

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
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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
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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

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA

White Goods	Washing Machine & Dryer
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VELOCITY HILL SPRING PHASE 1	
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# 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
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	IDBI Bank,Indialbulls Home Loans

**Transaction History**

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

VELOCITY HILL SPRING PHASE 1
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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
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<b>Place</b>	73
<b>Connectivity</b>	15
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	58
<b>People</b>	39
<b>Amenities</b>	76
<b>Building</b>	53
<b>Layout</b>	40
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

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