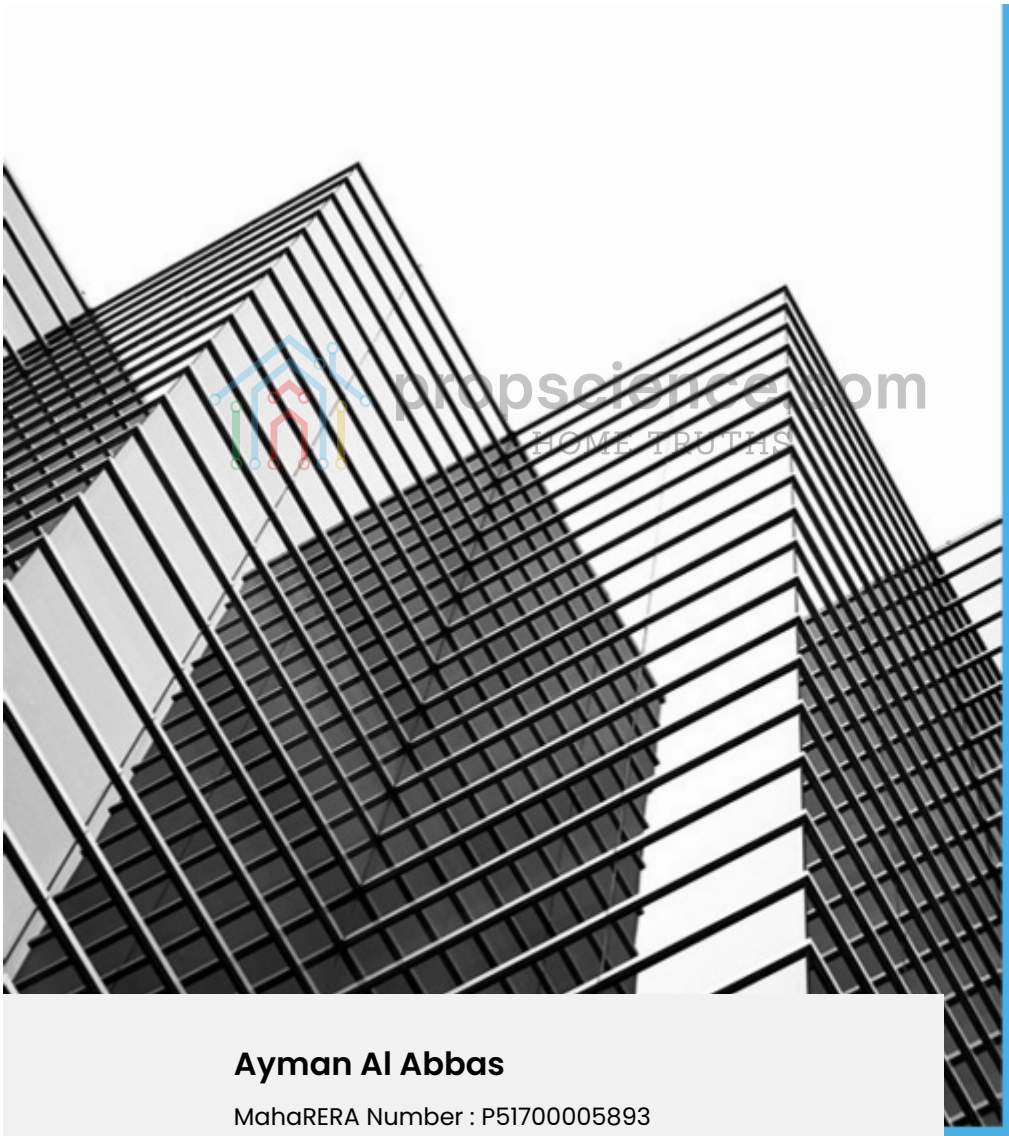
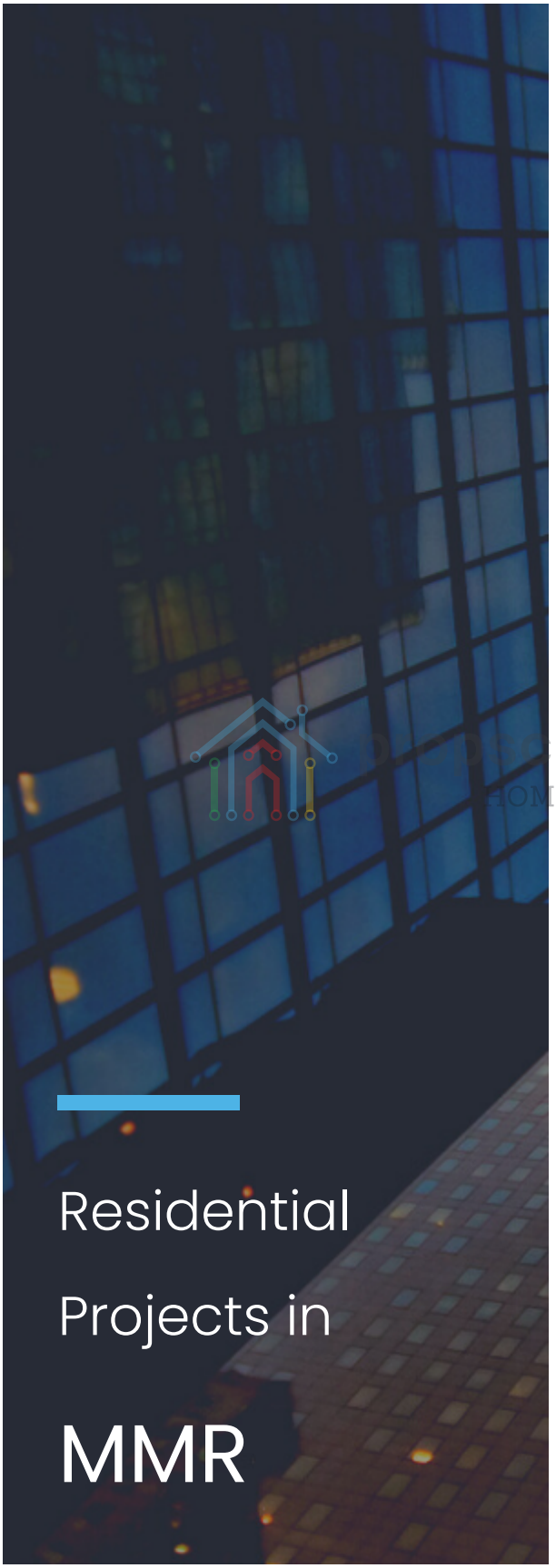
propscience.com

PROP REPORT



Ayman Al Abbas

MahaRERA Number : P51700005893



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
NA	NA	NA

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- International Airport **48.1 Km**
- Bhiwandi Road Railway Station **6.2 Km**
- Siraj Memorial Hospital **750 Mtrs**
- Pili School **1.5 Km**
- Viviana Mall **21.0 Km**

AYMAN AL ABBAS

LAND & APPROVALS

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

AYMAN AL ABBAS

BUILDER & CONSULTANTS

propscience.com
HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AYMAN AL ABBAS

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2023	9381.73 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

AYMAN AL ABBAS

propscience.com
HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 1	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 2	2	8	4	1 BHK,2 BHK,3 BHK	32

Building 3	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 4	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 5	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 6	2	8	4	1 BHK,2 BHK,3 BHK	32

First Habitable Floor	1st

propscience.com
HOME TRUTHS

Services & Safety

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

AYMAN AL ABBAS

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	516 - 538 sqft
2 BHK	734 - 766 sqft
3 BHK	988 - 1028 sqft
1 BHK	538 sqft
2 BHK	734 sqft
3 BHK	996 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft
3 BHK	996 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft
3 BHK	988 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft

propscience.com
HOME TRUTHS

3 BHK	996 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft
3 BHK	988 - 1028 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

propscience.com
HOME TRUTHS

AYMAN AL ABBAS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3135000 to 3268000
2 BHK	--	--	INR 4459000 to 4653000
3 BHK	--	--	INR 6002000 to 6245000

propscience.com

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

GST	Stamp Duty	Registration
5%	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	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

AYMAN AL ABBAS

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.

propscience.com

Category	Score
Place	38
Connectivity	15
Infrastructure	52
Local Environment	30

Land & Approvals	50
Project	63
People	39
Amenities	42
Building	53
Layout	43
Interiors	53
Pricing	30
Total	**42/100**

propscience.com
HOME TRUTHS

AYMAN AL ABBAS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

propscience.com
HOME TRUTHS

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as

a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS