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PROP REPORT



Avd Avadh

MahaRERA Number : P51700013756



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 Bhiwandi -Thane 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 |

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **27 Km**
- Bhiwandi Railway Station **6.2 Km**
- Amrut Hospital **8.3 Km**
- Z. P. School Madkyachapada **6.9 Km**
- Viviana Mall **6.7 Km**

AVD AVADH

LAND & APPROVALS

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

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BUILDER & CONSULTANTS



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HOME TRUTHS

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

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 29th September, 2021

2590 Sqmt

1 BHK,2 BHK

Project Amenities

| | |
|-----------------------------------|-------------------|
| Sports | NA |
| Leisure | Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation |

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BUILDING LAYOUT HOME TRUTHS

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| AVD Avadh | 2 | 8 | 6 | 1 BHK,2 BHK | 48 |

First Habitable Floor

1st

Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 400 - 484 sqft |
| 2 BHK | 555 - 589 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 |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | -- | -- | INR 2900000 to 3509000 |
| 2 BHK | -- | -- | INR 4023750 to 4270250 |

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.

AVD AVADH

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 | 65 |
| Connectivity | 30 |
| Infrastructure | 30 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 65 |
| People | 39 |
| Amenities | 30 |
| Building | 53 |
| Layout | 38 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 42/100 |



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HOME TRUTHS

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