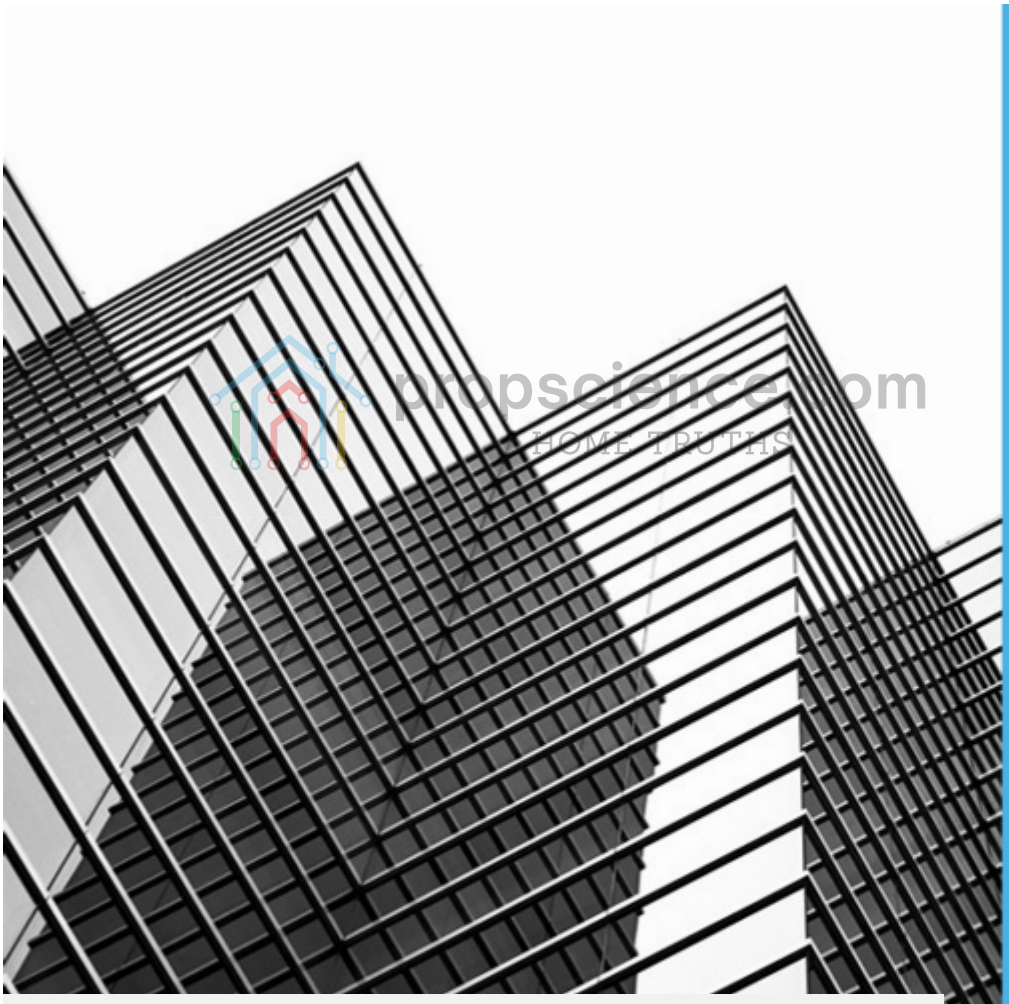
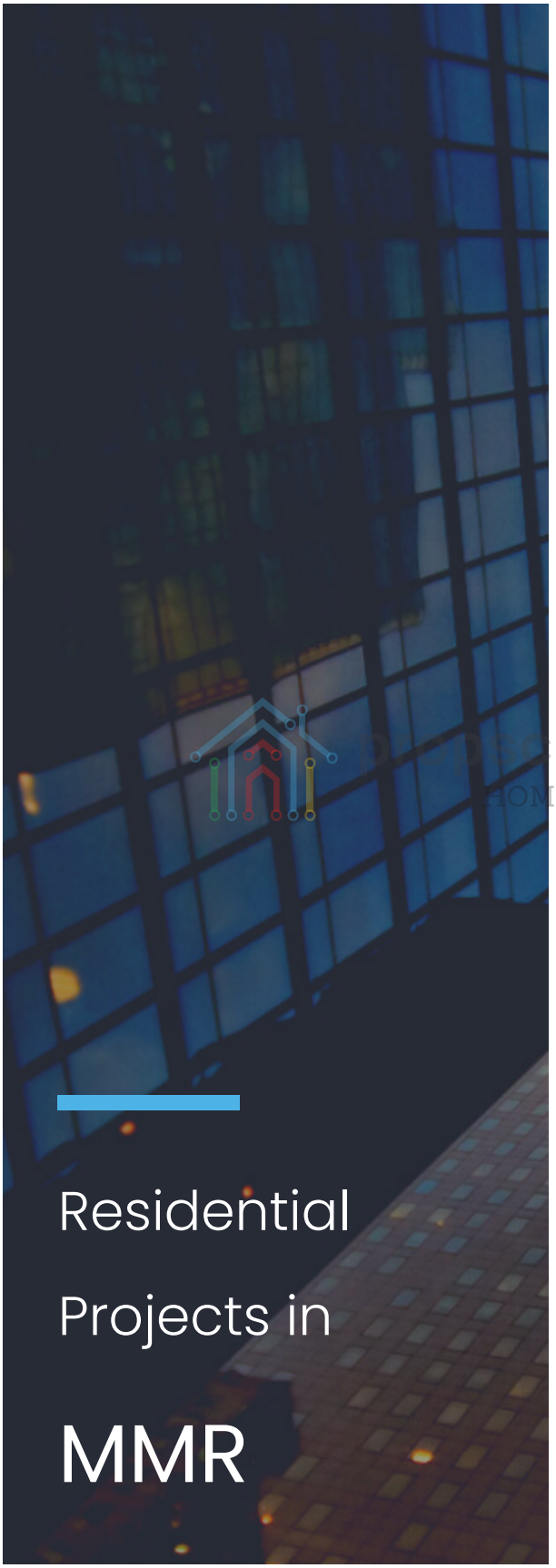
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PROP REPORT



West Avenue Deluxe Apartments

MahaRERA Number : P51800000819



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 Santacruz (East). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz East	NA	Ward H East

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HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East **4.50 Km**
- Chhatrapati Shivaji Maharaj International Airport **3.30 Km**
- Santacruz station East **500 Mtrs**
- Western Express Highway **1.00 Km**
- R K Hospital (Private Hospital) **400.00 Mtrs**
- Reliance Mall SV Road Sanatacruz West **2.30 Km**

LAND & APPROVALS

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

WEST AVENUE DELUXE APARTMENTS

BUILDER & CONSULTANTS

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Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WEST AVENUE DELUXE APARTMENTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2021	0.75 Acre	NA

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

WEST AVENUE DELUXE APARTMENTS

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Deluxe Apartment	2	12	4		48

First Habitable Floor	3 rd Floor

Services & Safety

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

WEST AVENUE DELUXE APARTMENTS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	717 sqft
2.5 BHK	779 sqft
3 BHK	833 - 859 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

WEST AVENUE DELUXE APARTMENTS

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27894	INR 20000000	INR 20000000
2.5 BHK	INR 26957.64	INR 21000000	INR 21000000
3 BHK	INR 30012	INR 25000000	INR 25000000 to 28000000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 900000	NA

Festive Offers	30:30:30:10 Two Months gab between each payment
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

WEST AVENUE DELUXE APARTMENTS

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	65
Infrastructure	52
Local Environment	30
Land & Approvals	44
Project	48
People	39
Amenities	30
Building	53
Layout	38
Interiors	63
Pricing	30

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Total	**46/100**

WEST AVENUE DELUXE APARTMENTS

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