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PROP REPORT



Ace La Casa

MahaRERA Number : P99000017645



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

Post Office	Police Station	Municipal Ward
Vasai Road E	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams.

Connectivity & Infrastructure

- Mumbai International Airport **51.4 Km**
- Vasai Bus Depot **3.9 Km**
- Vasai Road Railway Station **4.6 Km**
- NH 48 **9.9 Km**
- Sir D.M. Petit Hospital **1.1 Km**
- Nazareth Convent High School **700 Mtrs**
- K Movie Star Multiplex **230 Mtrs**
- D Mart **1.1 Km**

LAND & APPROVALS

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

ACE LA CASA

BUILDER & CONSULTANTS

Dedhia Manish Dhiraj and Dedhia Gaurav Dhirajlal are the directors of the company. Ace Developers was founded on 17 June 2018. Ace Developers are involved in Real estate activities with own or leased property.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ACE LA CASA

PROJECT & AMENITIES


Time Line	Size	Typography
Completed on 30th November, 2020	4260.36 Sqmt	3.5 BHK,4.5 BHK

Project Amenities

Sports	NA
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Water Storage

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BUILDING LAYOUT



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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
La Casa Bungalow 1	0	2	2	3.5 BHK	4
La Casa Bungalow 2	0	2	2	4.5 BHK	4
La Casa Bungalow 3	0	2	2	3.5 BHK	4
La Casa Bungalow 4	0	2	2	3.5 BHK	4

La Casa Row House A	0	2	2	4.5 BHK	4
La Casa Row House B	0	2	2	4.5 BHK	4
La Casa Row House C	0	2	2	4.5 BHK	4
First Habitable Floor				Ground	

Services & Safety



- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
3.5 BHK	1070 sqft

4.5 BHK	2265 sqft
3.5 BHK	1100 sqft
3.5 BHK	1132 sqft
4.5 BHK	2057 sqft
4.5 BHK	3003 sqft
4.5 BHK	2056 sqft

 Floor To Ceiling Height Views Available	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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	--	--	INR 16500000
4.5 BHK	--	--	INR 18000000 to 19500000

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

GST	Stamp Duty	Registration
1%	6%	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**

Bajaj Finance Ltd,HDFC Bank,ICICI Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

ACE LA CASA

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	63
Connectivity	45
Infrastructure	86
Local Environment	55
Land & Approvals	44

Project	65
People	46
Amenities	30
Building	57
Layout	60
Interiors	53
Pricing	30
 Total	53/100

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HOME TRUTHS

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