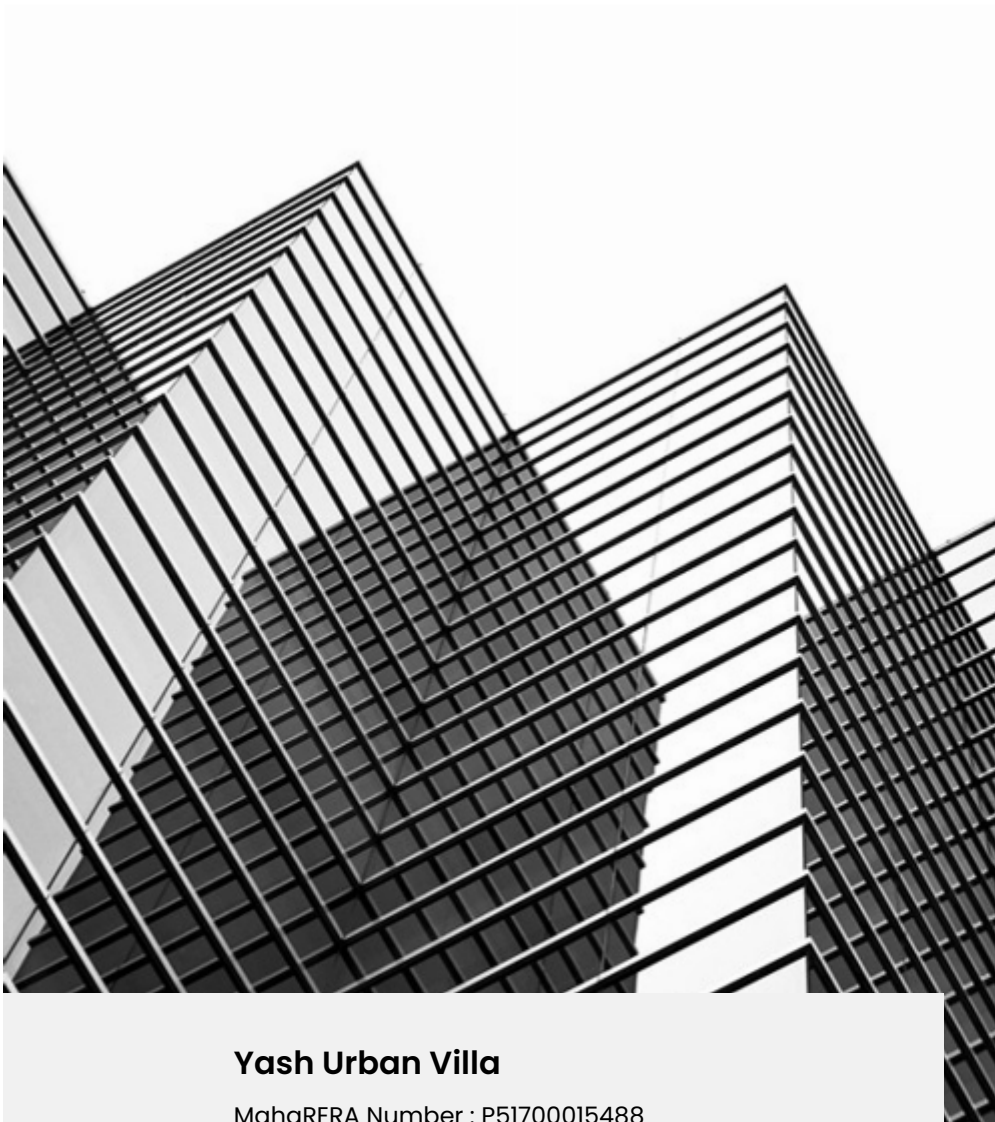


propscience.com

PROP REPORT



Yash Urban Villa

MahaRERA Number : P51700015488



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
Wagle I.E.	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.3 Km**
- Thane Railway Station **3.4 Km**
- Jupiter Hospital **3.2 Km**
- Smt. Sulochanadevi Singhanian School **2.0 Km**
- Korum Mall **1.2 Km**
- Big Bazaar, Viviana Mall **2.4 Km**

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA	NA	1
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YASH URBAN VILLA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

YASH URBAN VILLA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 15th June, 2022	1751.38 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Pet Friendly

Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

YASH URBAN VILLA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Urban Villa	2	12	5	1 BHK,2 BHK	60
First Habitable Floor				1st	

Services & Safety

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

YASH URBAN VILLA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	501 sqft
2 BHK	632 – 677 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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 19777.89	INR 9908725	INR 8417760
2 BHK	INR 19357.14	INR 12298756	INR 10625640 to 11370240

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

GST	Stamp Duty	Registration
6%	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,ICICI Bank,Indialbulls
Home Loans,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

YASH URBAN VILLA

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	53
Connectivity	23
Infrastructure	92
Local Environment	30
Land & Approvals	44

Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	53
Pricing	30
Total	47/100

YASH URBAN VILLA

Disclaimer

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