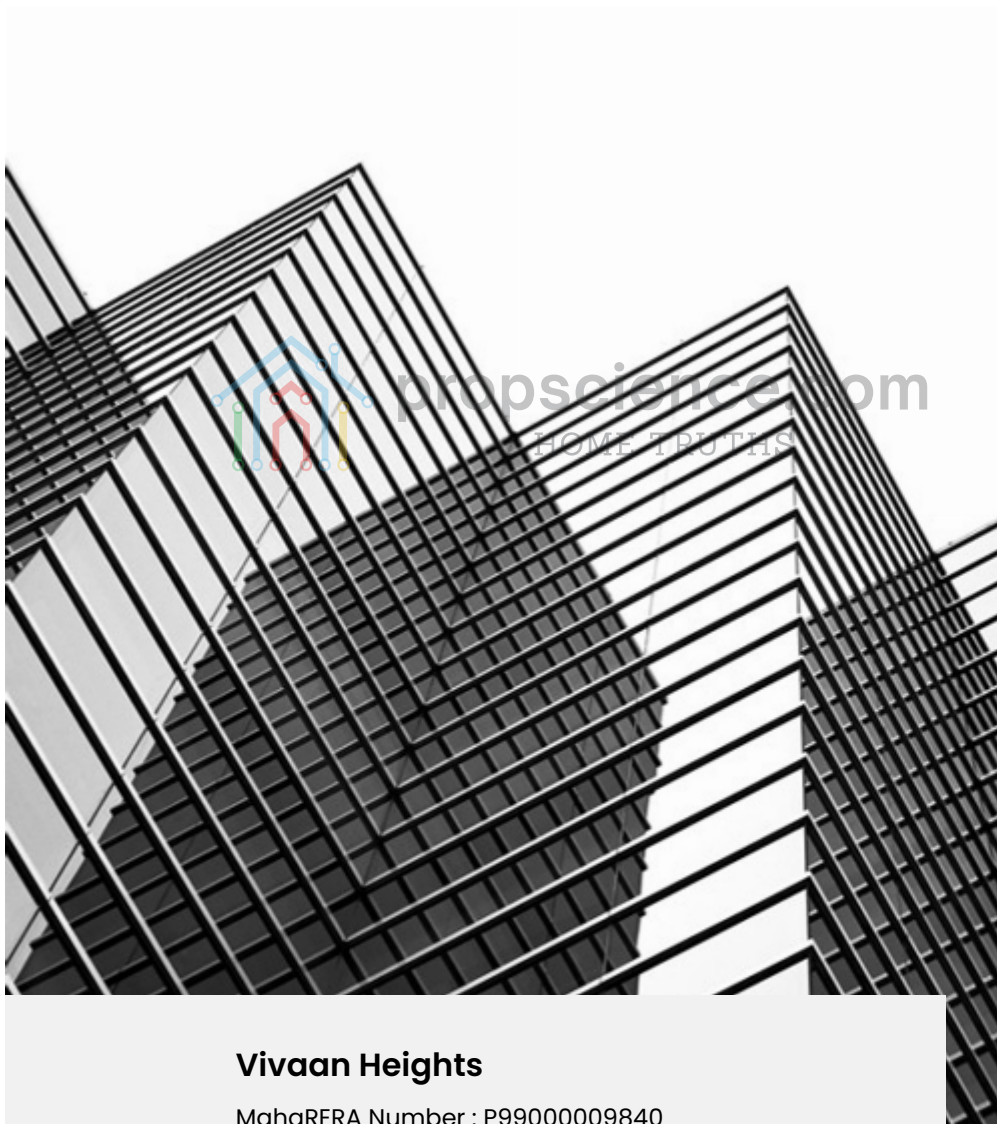


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PROP REPORT



Vivaan Heights

MahaRERA Number : P99000009840



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
NA	NA	NA

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Vasai Railway Station **1.7 Km**
- Shreyas ospital **1.3 Km**
- Canossa Convent School **1.7 Km**
- Dattani Square Shopping Mall **2.4 Km**

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA	NA	NA
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VIVAAN HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VIVAAN HEIGHTS



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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	0.15 Acre	1 BHK


Project Amenities

Sports	Kids Play Area
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting

VIVAAN HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	16	4	1 BHK	64
 propscience.com HOME TRUTHS First Habitable Floor				NA	

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

VIVAAN HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	358 - 369 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

VIVAAN HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12905.03	--	INR 4620000 to 4845000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank

Transaction History

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

VIVAAN HEIGHTS

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	48
Infrastructure	66
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	30



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Building	53
Layout	38
Interiors	30
Pricing	30
Total	44/100

VIVAAN HEIGHTS



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HOME TRUTHS

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