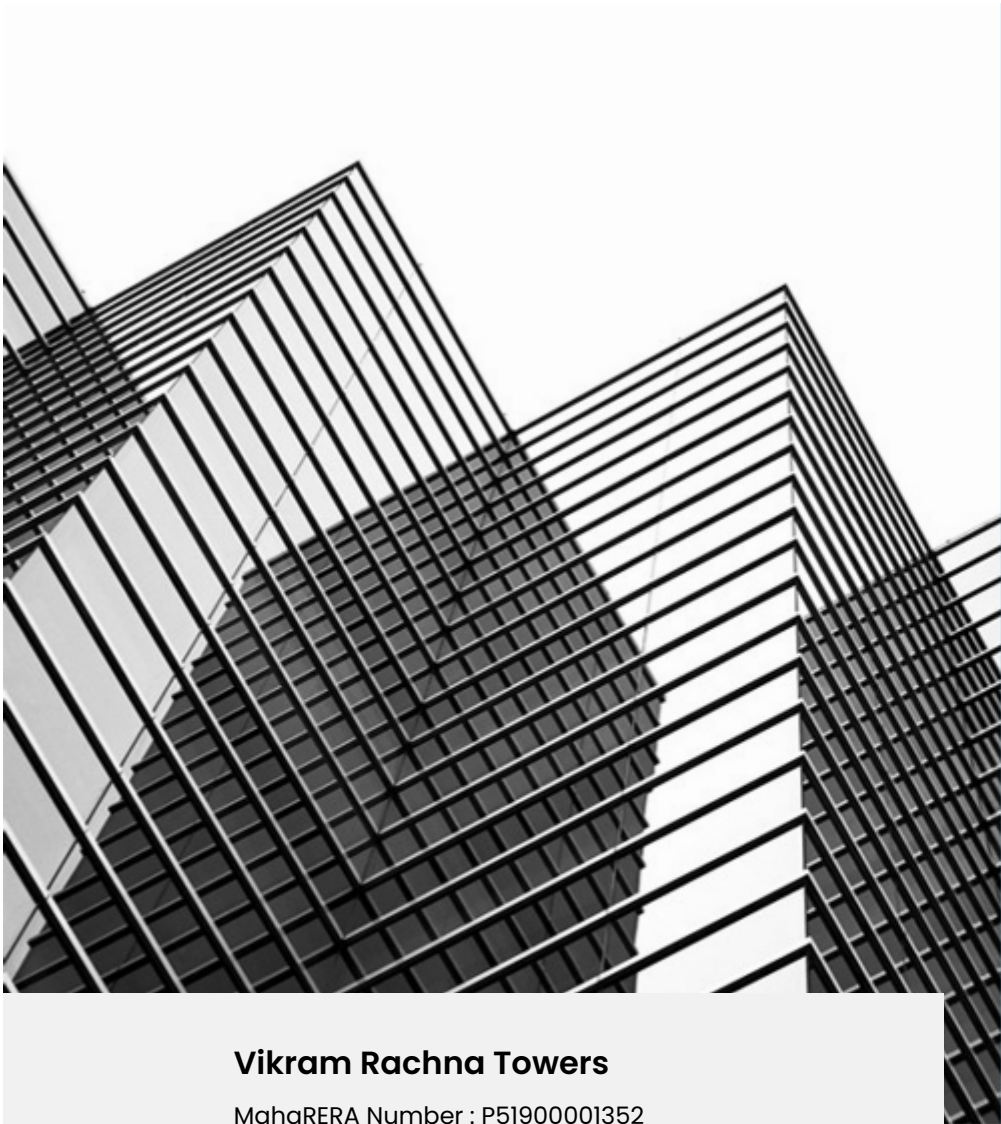


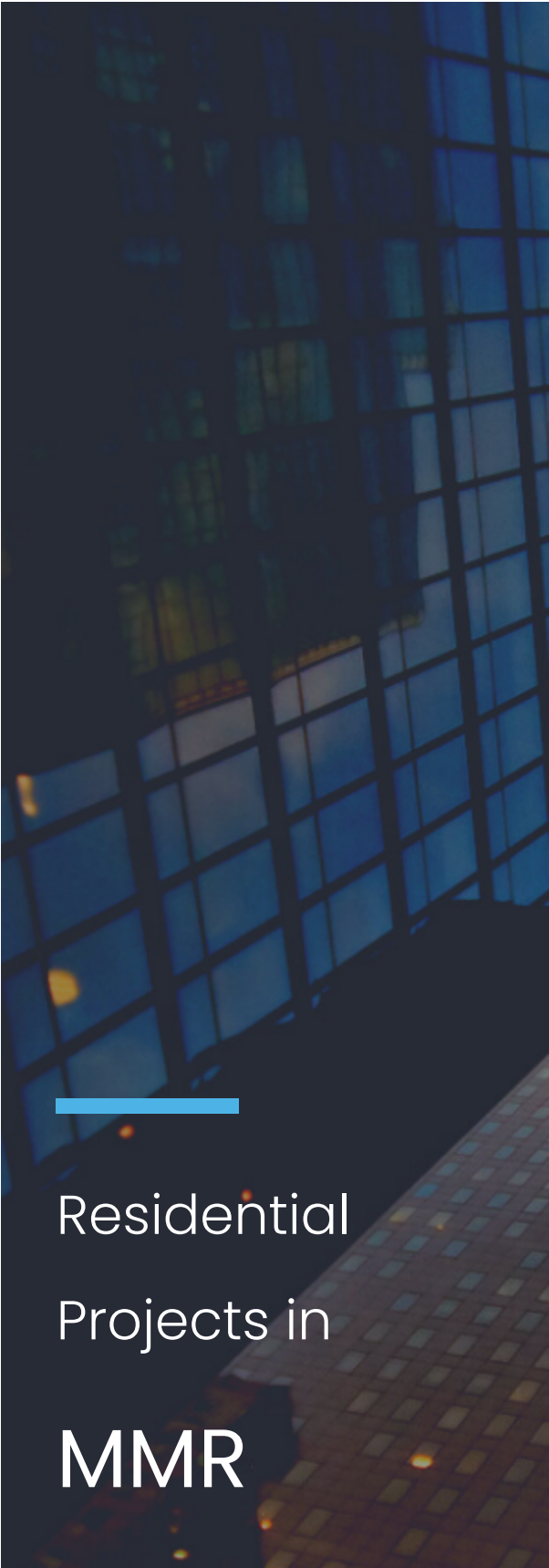
propscience.com

PROP REPORT



Vikram Rachna Towers

MahaRERA Number : P51900001352



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
Virar	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams.

Connectivity & Infrastructure

- Mumbai International Airport **60.0 Km**
- VVMT Bus Depot **3.1 Km**
- Virar Railway Station **3.5 Km**
- NH 48 **10.6 Km**
- Global Hospital **2.0 Km**
- Rustomjee Cambridge International School **2.1 Km**
- Yazoo Park **1.3 Km**
- D Mart **2.3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	2

VIKRAM RACHNA TOWERS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VIKRAM RACHNA TOWERS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	5282.46 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area
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Leisure	Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

VIKRAM RACHNA TOWERS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rachna Towers	2	13	8	1 BHK,2 BHK	104
First Habitable Floor				1st	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380 – 395 sqft
2 BHK	555 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 3100000 to 3300000
2 BHK	--	--	INR 4200000

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	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,IIFL Bank,Indialbulls Home
Loans,Kotak Bank,PNB Housing Finance Ltd

Transaction History

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

VIKRAM RACHNA TOWERS

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	45
Connectivity	45
Infrastructure	86
Local Environment	48
Land & Approvals	56

Project	68
People	39
Amenities	48
Building	63
Layout	38
Interiors	53
Pricing	30
Total	51/100

VIKRAM RACHNA TOWERS

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