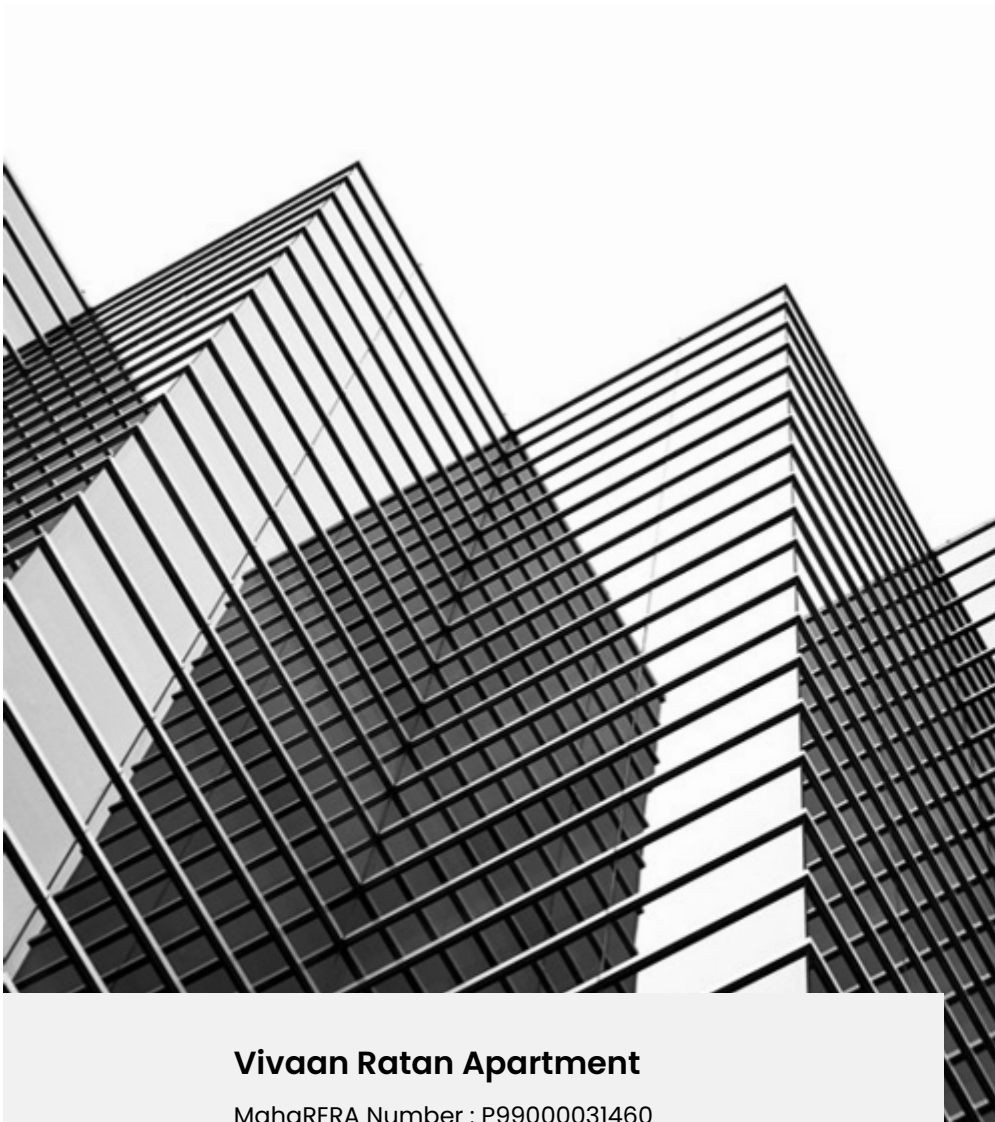


propscience.com

# PROP REPORT



**Vivaan Ratan Apartment**

MahaRERA Number : P99000031460



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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. The locality is not prone to traffic jams. The air pollution levels are 169 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **53 Km**
- Papdy Talav **200 Mtrs**
- Vasai Railway Station **4.5 Km**
- Waliv Naka **13 Km**
- Janseva Hospital **800 Mtrs**
- Tree House High School **2.5 Km**
- Dattani Square Mall **500 Mtrs**
- D Mart **1 Km**

# LAND & APPROVALS

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

VIVAAN RATAN  
APARTMENT

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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APARTMENT

# PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2024	384.60 Sqmt	1 BHK,2 BHK
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Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

VIVAAN RATAN  
APARTMENT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vivaan Ratan Apartment	1	4	4	1 BHK	16
Vivaan Ratan Apartment	1	4	4	2 BHK	16

First Habitable Floor

1st Floor

## Services & Safety

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

VIVAAN RATAN  
APARTMENT

## FLAT INTERIORS

Configuration

RERA Carpet Range

1 BHK

312 sqft

2 BHK

481 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Water Body / City Skyline

Flooring

Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	NA
Technology	NA
White Goods	NA

VIVAAN RATAN  
APARTMENT

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 5700	INR 1778400	INR 2020672
2 BHK	INR 5700	INR 2741700	INR 3033619

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

GST	Stamp Duty	Registration
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1%	6%	INR 70000
Floor Rise	Parking Charges	Other Charges
NA	INR 300000	INR 20000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,LIC Housing Finance Ltd

### Transaction History

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

VIVAAN RATAN  
APARTMENT

## 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	55
Connectivity	55
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	74
People	39
Amenities	30
Building	55
Layout	63
Interiors	55
Pricing	40
Total	56/100

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