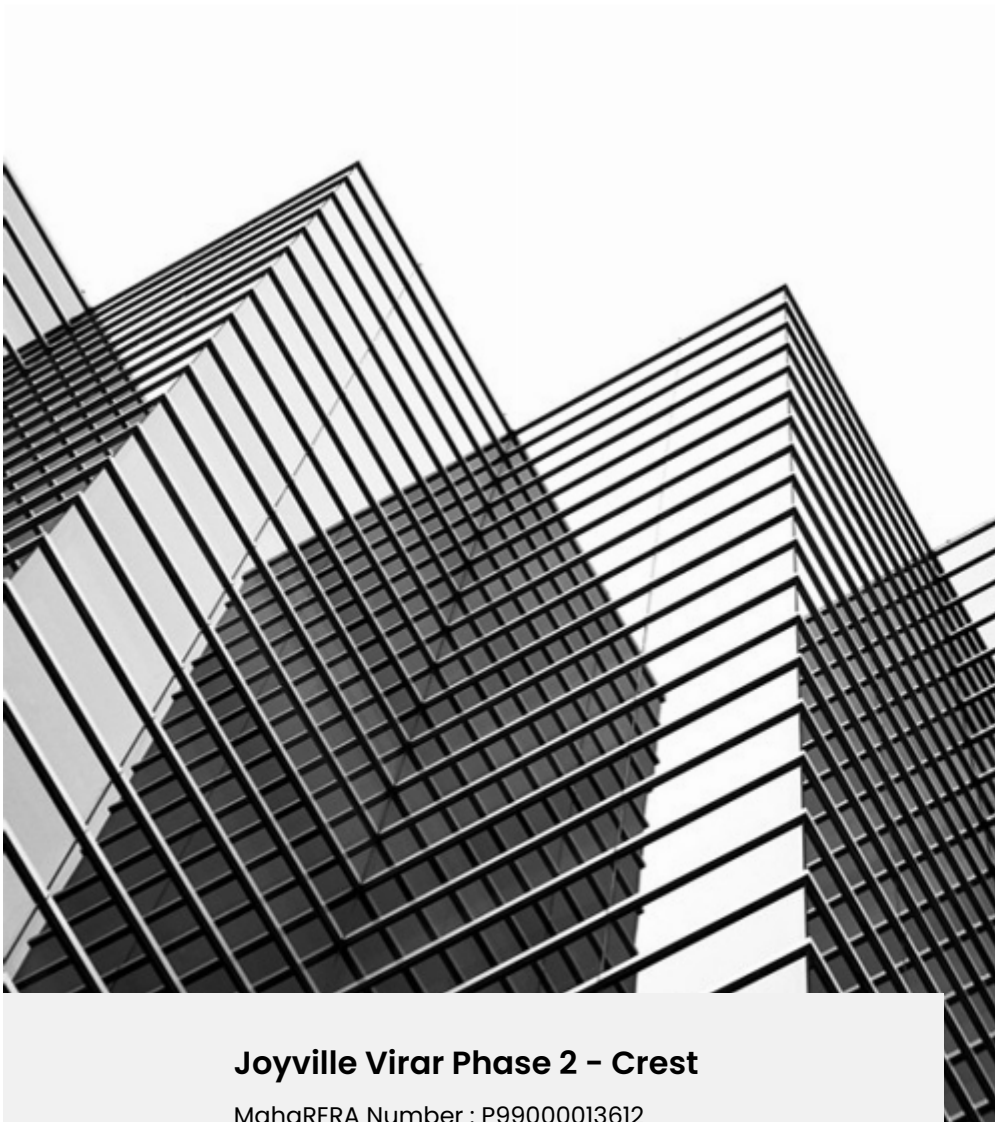


propscience.com

# PROP REPORT



**Joyville Virar Phase 2 – Crest**

MahaRERA Number : P99000013612



# 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 semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 327 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **62.0 Km**
- Virar S.T Bus Depot **2.7 Km**
- Virar Railway Station **3.1 Km**
- NH48 **12 Km**
- Sahayog Hospital **2.1 Km**
- Muljibhai Mehta International School **2.1 Km**
- Reliance Trends **2.9 Km**
- D Mart **3.6 Km**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| August 2022                          | 1                    | 1                          |

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# BUILDER & CONSULTANTS

Shapoorji Pallonji and Company Private Limited is a global, diversified organisation of 18 major companies, catering to several business segments, namely engineering and construction, infrastructure, real estate, water energy and financial services. The company has a presence in over 70 countries worldwide. Their real estate wing, Shapoorji Pallonji Real Estate is a well-regarded and reputed entity in the real estate sector with several landmark. They have developed over 13million square feet of residential space and 6 million square feet of commercial space. In 2016, the company launched the brand 'Joyville' to deliver affordable homes across multiple locations nationwide.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

## PROJECT & AMENITIES

| Time Line                     | Size        | Typography  |
|-------------------------------|-------------|-------------|
| Completed on 30th March, 2022 | 4660.2 Sqmt | 1 BHK,2 BHK |

### Project Amenities

|                                   |                                                                                             |
|-----------------------------------|---------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Basketball Court,Skating Rink,Football Field,Swimming Pool,Kids Play Area,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Senior Citizen Zone,Pet Friendly,Sit-out Area                                  |
| <b>Business &amp; Hospitality</b> | Party Lawn,Clubhouse                                                                        |
| <b>Eco Friendly Features</b>      | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage         |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Crest                 | 4               | 20           | 12              | 1 BHK,2 BHK    | 240            |
| First Habitable Floor |                 |              |                 | 4th            |                |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 405 - 409 sqft    |
| 2 BHK         | 537 - 604 sqft    |

|                                |                                              |
|--------------------------------|----------------------------------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|                                         |                                                   |
|-----------------------------------------|---------------------------------------------------|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles                   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform                |
| <b>Finishing</b>                        | Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b>                     | NA                                                |
| <b>Technology</b>                       | NA                                                |
| <b>White Goods</b>                      | NA                                                |

|                                |  |
|--------------------------------|--|
| JOYVILLE VIRAR PHASE 2 – CREST |  |
|--------------------------------|--|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 4090500 to 4130900 |

|       |    |    |                           |
|-------|----|----|---------------------------|
| 2 BHK | -- | -- | INR 5423700 to<br>6100400 |
|-------|----|----|---------------------------|

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 0                  | INR 0                |

|                            |                                                                                                                |
|----------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                  |
| <b>Payment Plan</b>        | Time Linked Payment                                                                                            |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

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# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| July 2022        | 385         | 1     | INR 3534423 | INR 9180.32     |
| July 2022        | 537         | NA    | INR 5758857 | INR 10724.13    |
| June 2022        | 401         | NA    | INR 4190660 | INR 10450.52    |
| June 2022        | 604         | NA    | INR 7101607 | INR 11757.63    |
| June 2022        | 401         | NA    | INR 3749685 | INR 9350.84     |
| May 2022         | 401         | NA    | INR 4172870 | INR 10406.16    |
| May 2022         | 537         | NA    | INR 6090157 | INR 11341.07    |
| May 2022         | 604         | NA    | INR 6691780 | INR 11079.11    |
| April 2022       | 399         | NA    | INR 3576920 | INR 8964.71     |
| April 2022       | 537         | NA    | INR 5162582 | INR 9613.75     |
| April 2022       | 383         | NA    | INR 3330832 | INR 8696.69     |
| March 2022       | 401         | NA    | INR 3717073 | INR 9269.51     |

|                      |     |    |             |              |
|----------------------|-----|----|-------------|--------------|
| <b>March 2022</b>    | 524 | NA | INR 5914212 | INR 11286.66 |
| <b>March 2022</b>    | 399 | 4  | INR 3558537 | INR 8918.64  |
| <b>February 2022</b> | 367 | 17 | INR 3572648 | INR 9734.74  |
| <b>February 2022</b> | 661 | 22 | INR 5300000 | INR 8018.15  |
| <b>February 2022</b> | 604 | 3  | INR 6430573 | INR 10646.64 |
| <b>January 2022</b>  | 401 | 3  | INR 3558175 | INR 8873.25  |
| <b>January 2022</b>  | 399 | 7  | INR 3539840 | INR 8871.78  |
| <b>January 2022</b>  | 401 | 10 | INR 3880145 | INR 9676.17  |

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## 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      | 55    |
| Infrastructure    | 78    |
| Local Environment | 83    |
| Land & Approvals  | 56    |
| Project           | 68    |
| People            | 56    |
| Amenities         | 62    |
| Building          | 81    |
| Layout            | 53    |
| Interiors         | 53    |

|                |               |
|----------------|---------------|
| <b>Pricing</b> | 30            |
| <b>Total</b>   | <b>60/100</b> |

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