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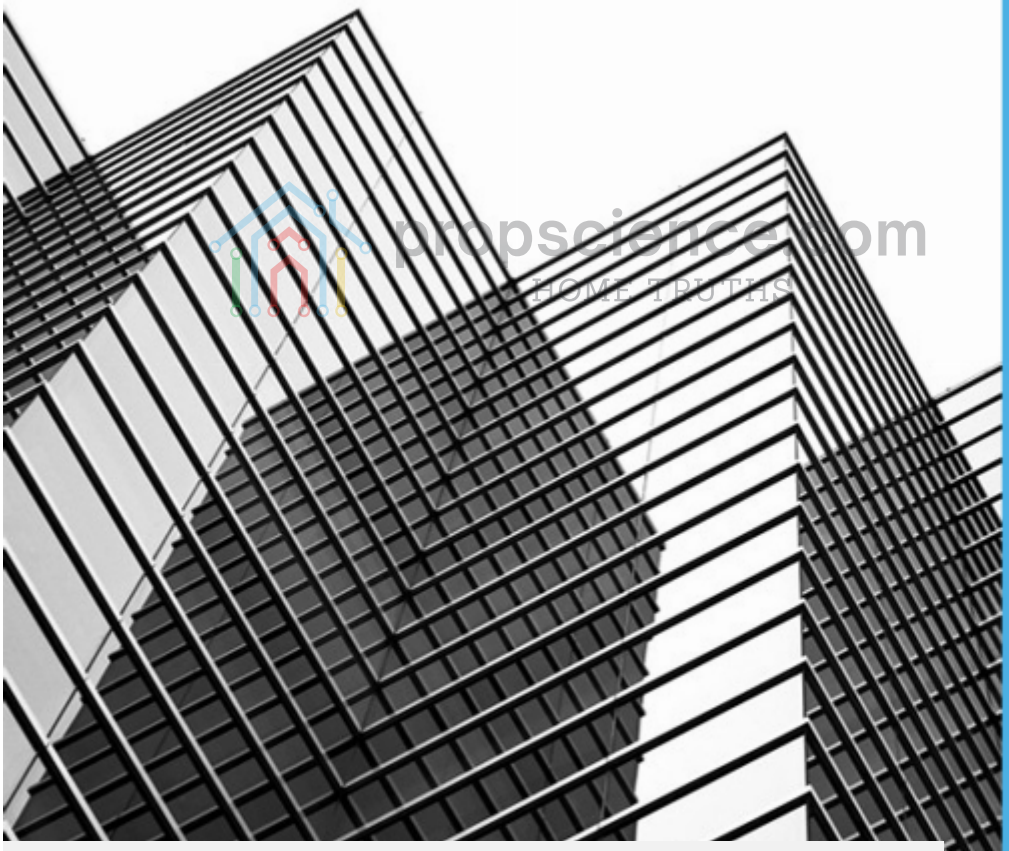
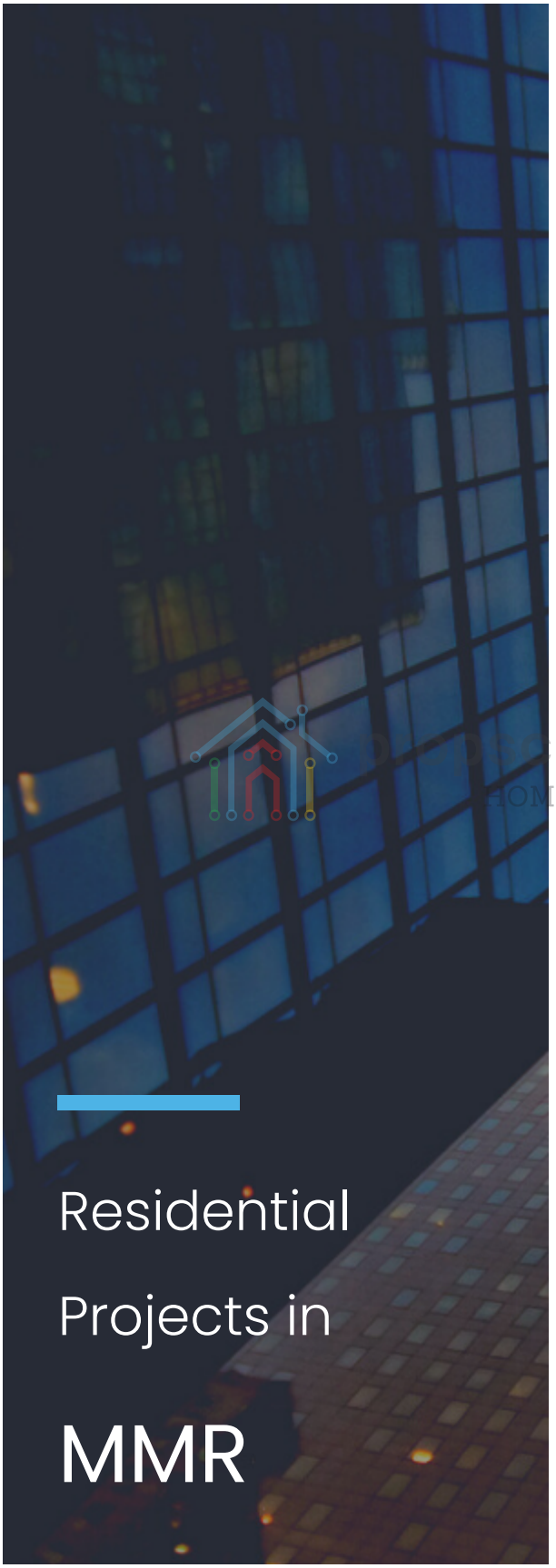
PROP REPORT



PODDAR RIVIERA PHASE I

MahaRERA Number : P51700023508



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.

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LOCATION

Post Office	Police Station	Municipal Ward
Ulhasnagar-1	Ulhasnagar Police Station	Ward 1

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 94 AQI and the noise pollution is 0 to 50 dB .

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **46.1 Km**
- Kalyan Bus Depot **5.7 Km**
- Shahad Railway Station **2.6 Km**
- Kalyan Murbad road **200 Mtrs**
- Century Rayon Hospital Trust **1.9 Km**
- Century Rayon High School **1.2 Km**
- Metro Junction Mall **8.1 Km**
- D-Mart **1.1 Km**

PODDAR RIVIERA PHASE I

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

PODDAR RIVIERA PHASE I

BUILDER & CONSULTANTS

PHDL is a part of the Poddar Group, which is one of India's oldest business families. The Company has delivered approximately 5,000 apartments in the last 7 years. The developments have covered the cities of Mumbai and Pune. With the aim to create reasonably priced standards of living, there have been recent developments of affordable housing projects for sale in Mumbai. Therefore, the Group is also focusing on value housing segments in Mumbai within the MMRDA region.

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

PODDAR RIVIERA PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th September, 2024	18 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Temple
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

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PODDAR RIVIERA PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A 1	3	21	8	1 BHK,1.5 BHK,2 BHK	168
A 2	3	21	8	1 BHK,1.5 BHK,2 BHK	168

A 3	3	21	8	1 BHK,1.5 BHK,2 BHK	168
A 4	3	21	10	1 BHK,1.5 BHK,2 BHK	210

First Habitable Floor	1st floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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PODDAR RIVIERA PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	342 sqft
1.5 BHK	421 sqft
2 BHK	533 sqft

1 BHK	342 sqft
1.5 BHK	421 sqft
2 BHK	533 sqft
1 BHK	342 sqft
1.5 BHK	421 sqft
2 BHK	533 sqft
1 BHK	342 sqft
1.5 BHK	421 sqft
2 BHK	518 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

PODDAR RIVIERA PHASE I

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9528.95	INR 3258900	INR 3621000
1.5 BHK	INR 10261.28	INR 4320000	INR 4800000
2 BHK	INR 10250.97	INR 5310000	INR 5900000 to 6100000

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

GST	Stamp Duty	Registration

5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 350000	NA

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

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Transaction History

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

PODDAR RIVIERA PHASE I

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	359	12	INR 2948655	INR 8213.52
May 2022	359	6	INR 2862955	INR 7974.81

May 2022	359	9	INR 2952673	INR 8224.72
March 2022	422	16	INR 3809554	INR 9027.38
March 2022	343	15	INR 3054356	INR 8904.83
February 2022	534	19	INR 4499999	INR 8426.96
January 2022	422	10	INR 4045545	INR 9586.6
January 2022	422	14	INR 3755842	INR 8900.1
October 2021	422	12	INR 4082971	INR 9675.29
October 2021	343	10	INR 2852070	INR 8315.07
September 2021	343	12	INR 2898493	INR 8450.42
September 2021	343	2	INR 2822871	INR 8229.94
August 2021	343	7	INR 2817493	INR 8214.27
August 2021	343	9	INR 2885767	INR 8413.31

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August 2021	518	15	INR 4499999	INR 8687.26
July 2021	343	18	INR 2860000	INR 8338.19
July 2021	343	3	INR 2962167	INR 8636.06
July 2021	518	14	INR 4499999	INR 8687.26
June 2021	422	6	INR 3409698	INR 8079.85
June 2021	534	9	INR 4821160	INR 9028.39

PODDAR RIVIERA PHASE I

PROJECT PROPSCORE

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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	30
Connectivity	65

Infrastructure	72
Local Environment	100
Land & Approvals	64
Project	73
People	65
Amenities	56
Building	65
Layout	53
Interiors	65
Pricing	40
Total	**62/100**

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