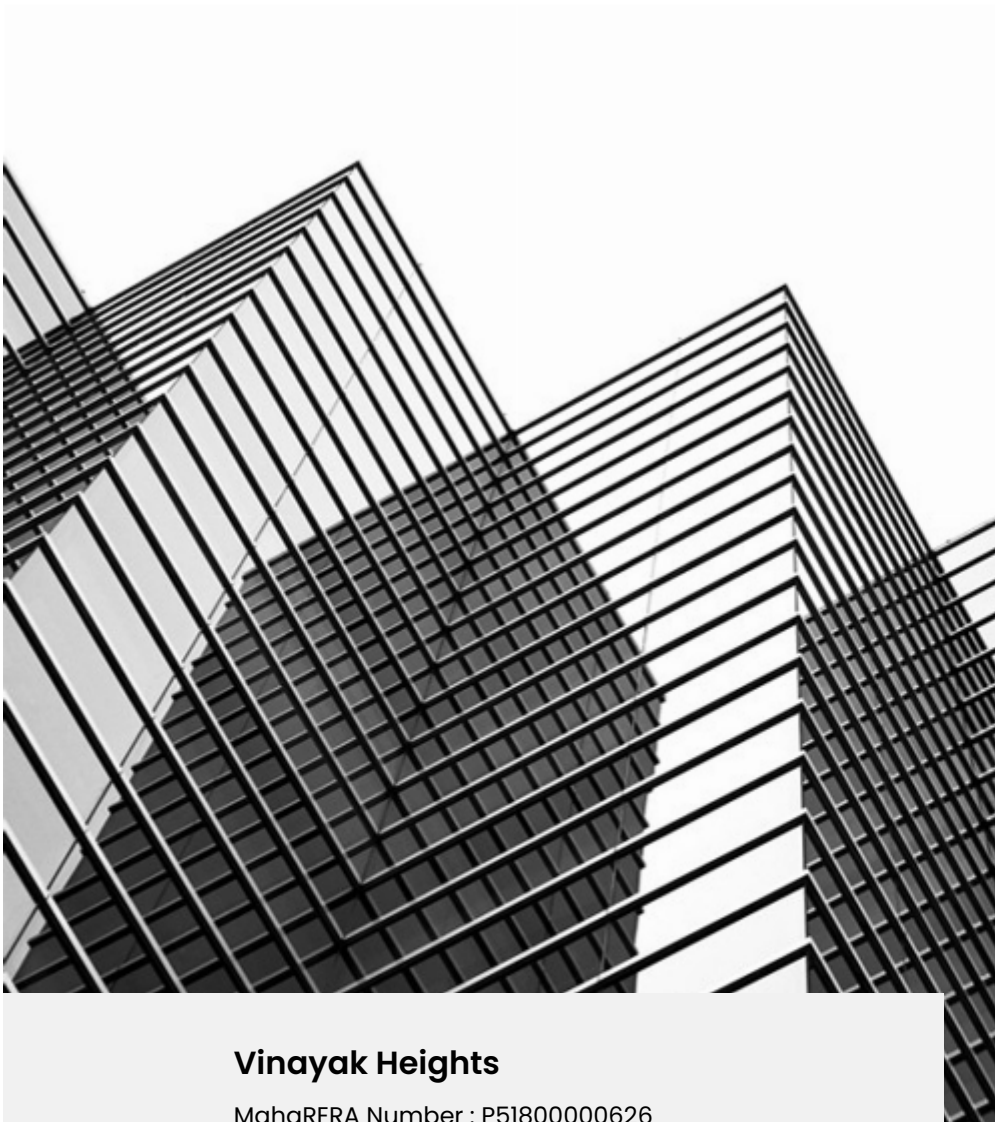


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PROP REPORT



Vinayak Heights

MahaRERA Number : P51800000626



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

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Terminal **10.2 Km**
- Chattrapati Shivaji International Airport **6.7 Km**
- Ghatkopar Bus Depot **400 Mtrs**
- Chembur **3.9 Km**
- Proposed Pant Nagar Station **1 Km**
- Ghatkopar Station **2 Km**
- Eastern Express Highway **3 Km**
- Rajawadi Hospital **2.6 Km**
- PG Garodia School **1.5 Km**
- R Odeon Mall **1.5 Km**

LAND & APPROVALS

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

VINAYAK HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VINAYAK HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	75000 Sqft	1 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area
Business & Hospitality	Sky Lounge / Bar
Eco Friendly Features	Waste Segregation,Rain Water Harvesting

VINAYAK HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vinayak Heights B Wing	2	16	4	1 BHK	64
Vinayak Heights C Wing	2	16	4	1 BHK	64
First Habitable Floor				NA	

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

VINAYAK HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	391 - 442 sqft
1 BHK	388 - 437 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

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

VINAYAK HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22500	INR 8730000	INR 9542100 to 10851150

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

GST	Stamp Duty	Registration
5%	2%	INR 41000
Floor Rise	Parking Charges	Other Charges

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

Transaction History

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

VINAYAK 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	55

Connectivity	83
Infrastructure	66
Local Environment	30
Land & Approvals	42
Project	68
People	39
Amenities	42
Building	53
Layout	38
Interiors	53
Pricing	30
Total	50/100

VINAYAK HEIGHTS

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