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PROP REPORT



Shapoorji Pallonji Vicinia

MahaRERA Number : P51800002564



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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VICINIA

LOCATION

The project is in Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Vihar Road	Chandivali Police Station	Ward L



Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 191 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- TI, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **9.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.1 Km**
- Sangharsh Nagar, Chandivali, Powai, Mumbai, Maharashtra 400072 **120 Mtrs**
- Sakinaka Metro Station, metro station, near sakinaka, Nair Wadi, Saki Naka, Mumbai, Maharashtra 400072 **2.8 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **5.6 Km**
- Jogeshwari - Vikhroli Link Rd, Mumbai, Maharashtra **2.2 Km**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **3 Km**
- Nahar International School, Nahar`s Amrit Shakti Road, Chandivali, Powai, Mumbai, Maharashtra 400072 **1.2 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4.7 Km**
- DMart, Plot no, 19, Nahar's Amrit Shakti Rd, Nahar Amrit Shakti, LOK Milan Colony, Chandivali, Andheri (E, Mumbai, Maharashtra 400072 **2.0 Km**



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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	 propscience.com HOME TRUTHS	Size	Typography
Completed on 30th June, 2021		31929.05 Sqft	2 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park

Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
WING A	2	21	2	3.5 BHK	42
WING B	2	21	2	3.5 BHK	42
WING C	2	22	4	2 BHK,3 BHK	88
WING D	2	22	4	2 BHK,3 BHK	88
WING E	2	22	4	2 BHK,3 BHK	88
WING F	2	22	4	2 BHK,3 BHK	88
WING G	2	22	4	2 BHK	88

WING H	2	22	4	2 BHK	88
First Habitable Floor				1Floor	

Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
3.5 BHK	1508.57 sqft
3.5 BHK	1508.57 sqft
3 BHK	967.68 - 1019.57 sqft
2 BHK	839.38 sqft

3 BHK	1015.9 - 1067.9 sqft
2 BHK	839.38 sqft
2 BHK	839.38 sqft
3 BHK	1061 sqft
2 BHK	839.38 sqft
3 BHK	1067.8 sqft
2 BHK	670 sqft
 2 BHK	670 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames, Laminated flush doors
HVAC Service	NA

Technology	NA
White Goods	Chimney & Hob,Modular Kitchen,Water Purifier,Air Conditioners,Refrigerator,Microwave Oven

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 28346.18	HOME TRUTHS INR 42762200	INR 42762200
3 BHK	INR 34328.2	INR 35000000	INR 35000000 to 37500000
2 BHK	INR 31343.28	INR 21000000	INR 21000000 to 26500000

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

GST	Stamp Duty	Registration
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0%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

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ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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October 2022	738	22	INR 22269515	INR 30175.49
October 2022	738	1	INR 20163215	INR 27321.43
October 2022	738	22	INR 21271530	INR 28823.21
September 2022	738	7	INR 20865315	INR 28272.78
September 2022	738	8	INR 19867330	INR 26920.5
September 2022	738	22	INR 21271530	INR 28823.21
September 2022	738	22	INR 22269515	INR 30175.49
August 2022	738	20	INR 21271530	INR 28823.21
August 2022	738	13	INR 21567415	INR 29224.14
August 2022	738	20	INR 21271530	INR 28823.21
July 2022	738	19	INR 22269515	INR 30175.49
July 2022	1891	9	INR 35705900	INR 18882.02

July 2022	1809	10	INR 34608450	INR 19131.26
July 2022	738	17	INR 21567415	INR 29224.14
July 2022	1175	10	INR 36456560	INR 31026.86
June 2022	1175	8	INR 32825000	INR 27936.17
June 2022	1891	NA	INR 53550000	INR 28318.35
June 2022	738	NA	INR 21567415	INR 29224.14
June 2022	738	NA	INR 20569430	INR 27871.86
June 2022	738	NA	INR 22269515	INR 30175.49

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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	65
Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	56
Project	72
People	39
Amenities	62
Building	57
Layout	67
Interiors	55
Pricing	40
Total	63/100



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