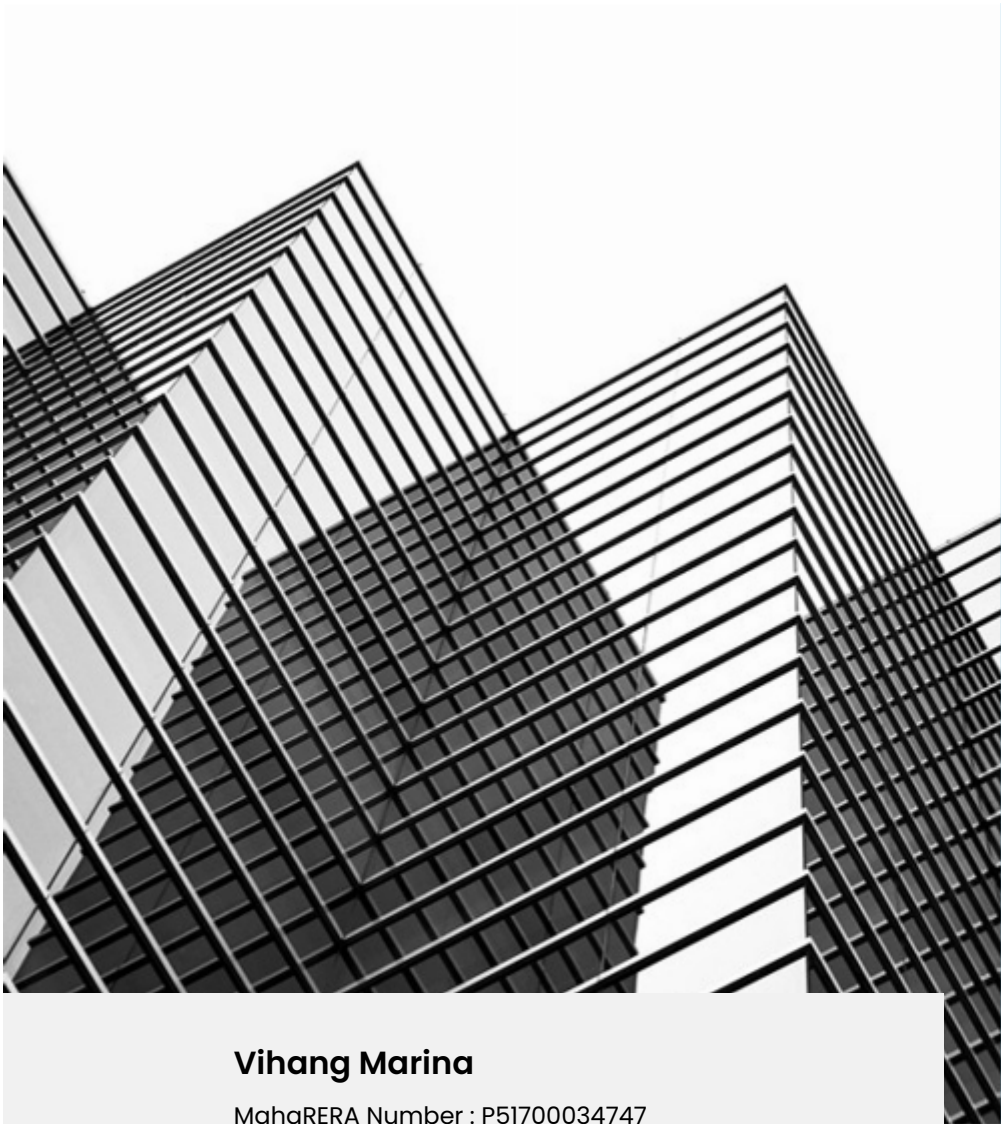


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# PROP REPORT



**Vihang Marina**

MahaRERA Number : P51700034747



# 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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

| Post Office | Police Station               | Municipal Ward |
|-------------|------------------------------|----------------|
| NA          | Kasarwadawali Police Station | 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 35 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **31.5 Km**
- Bhayandarpada **50 Mtrs**
- Thane Railway Station **12.2 Km**
- Ghodbunder Rd **30 Mtrs**
- Vedant Multispeciality Hospital Owale **2.0 Km**
- New Horizon Scholar's School, Anand Nagar **3.5 Km**
- Big Centre Thane **2.6 Km**
- D Mart, Ghodbunder Rd **3.5 Km**

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VIHANG MARINA

## LAND & APPROVALS

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

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VIHANG MARINA

## BUILDER & CONSULTANTS

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### Builder Profile

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

## PROJECT & AMENITIES

| Time Line                        | Size          | Typography |
|----------------------------------|---------------|------------|
| Completed on 31st December, 2029 | 14220.00 Sqmt | 1 BHK      |

### Project Amenities

|                                   |                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly                                                                   |
| <b>Business &amp; Hospitality</b> | ATM / Bank Attached,Clubhouse,Community Hall,Multipurpose Hall                                                      |
| <b>Eco Friendly Features</b>      | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel                                      |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Building A            | 6               | 25           | 20              | 1 BHK          | 500            |
| Building B            | 6               | 24           | 22              | 1 BHK          | 528            |
| First Habitable Floor |                 |              |                 | 4th            |                |

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 298 – 417 sqft    |
| 1 BHK         | 350 sqft          |

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

|                                         |                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Marble Flooring,Anti Skid Tiles                                                                                                                 |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows                                                          |
| <b>HVAC Service</b>                     | NA                                                                                                                                              |
| <b>Technology</b>                       | WIFI enabled                                                                                                                                    |
| <b>White Goods</b>                      | NA                                                                                                                                              |

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# COMMERCIALS

|                      |                      |                        |                  |
|----------------------|----------------------|------------------------|------------------|
| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b> |
|----------------------|----------------------|------------------------|------------------|

|       |    |    |                        |
|-------|----|----|------------------------|
| 1 BHK | -- | -- | INR 3070000 to 4300000 |
|-------|----|----|------------------------|

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 6%         | 1%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                                                                                                                                                                                                                                                                                                         |
| <b>Payment Plan</b>        | Construction Linked Payment                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Bank Approved Loans</b> | Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Standard Chartered Bank,Tata Capital,YES Bank |

### Transaction History

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



# 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      | 65    |
| Infrastructure    | 84    |
| Local Environment | 100   |
| Land & Approvals  | 56    |
| Project           | 76    |
| People            | 39    |
| Amenities         | 76    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 52            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>63/100</b> |

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VIHANG MARINA

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