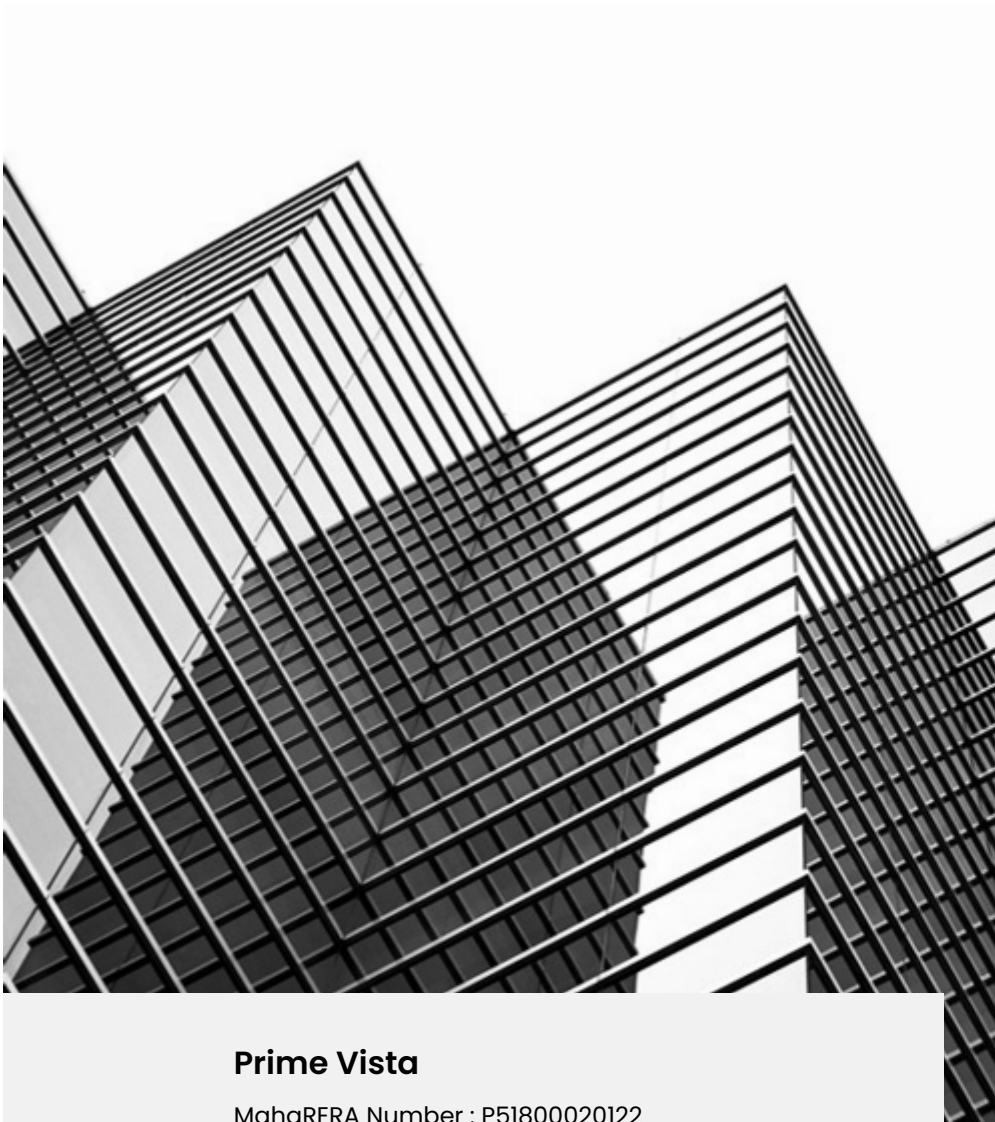


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PROP REPORT



Prime Vista

MahaRERA Number : P51800020122



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

The locality is prone to traffic jams during rush hour. The air pollution levels are 40 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.6 Km**
- Laxmi Nagar **210 Mtrs**
- Ghatkopar Metro Station **1.6 Km**
- Ghatkopar Railway Station **2.5 Km**
- Eastern Express Highway **3.8 Km**
- Sapna Maternity and General Hospital **3.7 Km**
- Garodia High School **2.3 Km**
- R City Mall **1.9 Km**
- Phoenix Market City **3.9 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2023	0.2 Acre	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Tennis Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Party Lawn
Eco Friendly Features	Landscaped Gardens,Water Storage,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Prime Vista	3	16	7	1 BHK,2 BHK	112
First Habitable Floor				1st floor	

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **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	386 – 433 sqft
2 BHK	489 – 652 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8400000 to 10400000
2 BHK	--	--	INR 12500000 to 16400000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

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.
January 2023	586	3	INR 10466400	INR 17860.75
November 2022	586	13	INR 11359530	INR 19384.86

October 2022	519	3	INR 8708820	INR 16780
September 2022	377	14	INR 8097100	INR 21477.72
September 2022	465	2	INR 9291000	INR 19980.65
August 2022	377	1	INR 7322030	INR 19421.83
August 2022	377	12	INR 8313600	INR 22051.99
July 2022	377	16	INR 8313600	INR 22051.99
June 2022	586	6	INR 11058250	INR 18870.73
May 2022	598	2	INR 12328000	INR 20615.38
April 2022	465	9	INR 8802000	INR 18929.03
April 2022	710	14	INR 17948000	INR 25278.87
March 2022	465	15	INR 8802000	INR 18929.03
February 2022	377	7	INR 7527705	INR 19967.39
November 2021	519	13	INR 10514940	INR 20260

August 2021	377	13	INR 7817815	INR 20736.91
April 2021	685	14	INR 11058000	INR 16143.07
April 2021	465	4	INR 9396624	INR 20207.79
March 2021	602	16	INR 11084000	INR 18411.96
February 2021	598	14	INR 14374000	INR 24036.79

PRIME VISTA

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	73

Infrastructure	70
Local Environment	80
Land & Approvals	44
Project	76
People	48
Amenities	50
Building	67
Layout	45
Interiors	55
Pricing	50
Total	59/100

PRIME VISTA

Disclaimer

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