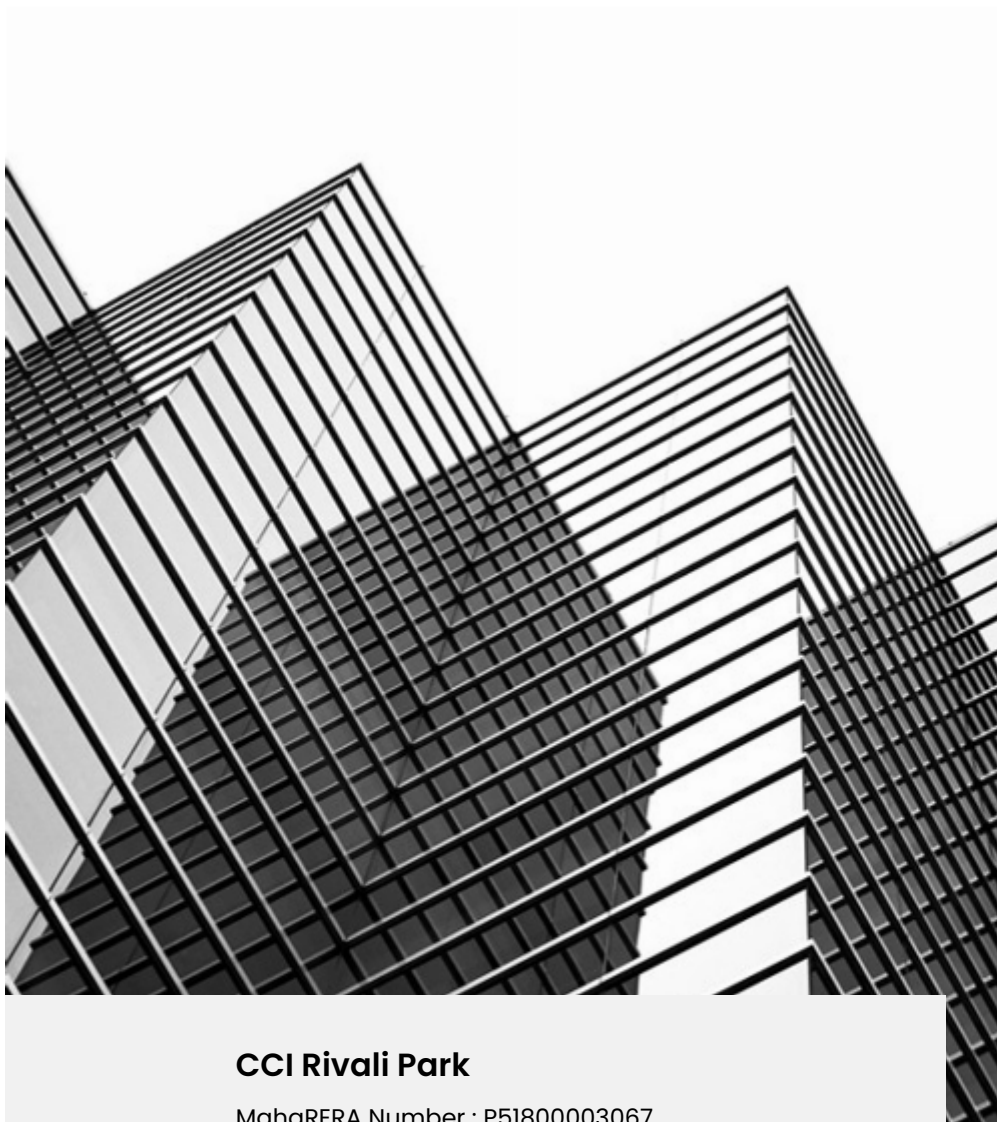


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# PROP REPORT



**CCI Rivali Park**

MahaRERA Number : P51800003067



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 Borivali (East). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

Post Office	Police Station	Municipal Ward
Daulat Nagar	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.4 Km**
- Magathane Metro Station **300 Mtrs**
- Borivali Railway Station East **3.0 Km**
- Vansh Hospital **900 Mtrs**
- St. Lawrence High School **1.0 Km**
- Growel's 101 Mall **2.2 Km**
- D Mart **4.5 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	16

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	7953.86 Sqmt	1 BHK,1.5 BHK,2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Multipurpose Court,Squash Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

## CCI RIVALI PARK

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wintergreen-A	3	42	6	1 BHK,2 BHK	252
Wintergreen-B	2	7	8	1 BHK,1.5 BHK	56

Wintergreen-C	3	11	6	1 BHK,2 BHK	66
Wintergreen-D	5	42	6	2 BHK,3 BHK	252
Wintergreen-E	2	7	8	1 BHK,1.5 BHK	56
Wintergreen-F	3	11	6	1 BHK,2 BHK	66

First Habitable Floor	1st
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## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	837 - 1057 sqft
2 BHK	1563 - 1885 sqft
1 BHK	419 - 451 sqft
1.5 BHK	558 sqft
1 BHK	770 - 800 sqft
2 BHK	1081 - 1486 sqft
2 BHK	934 - 1166 sqft
3 BHK	1568 sqft
1 BHK	419 - 442 sqft
1.5 BHK	558 sqft
1 BHK	770 - 1049 sqft
2 BHK	1080 - 1492 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 11718000
1 BHK	--	--	INR 8799000 to 22197000
2 BHK	--	--	INR 22680000 to 196140000



3 BHK	--	--	INR 32928000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 600000	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank

### Transaction History

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

CCI RIVALI PARK

## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	33
<b>Infrastructure</b>	78
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	63
<b>People</b>	39
<b>Amenities</b>	70
<b>Building</b>	53
<b>Layout</b>	46

<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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CCI RIVALI PARK

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