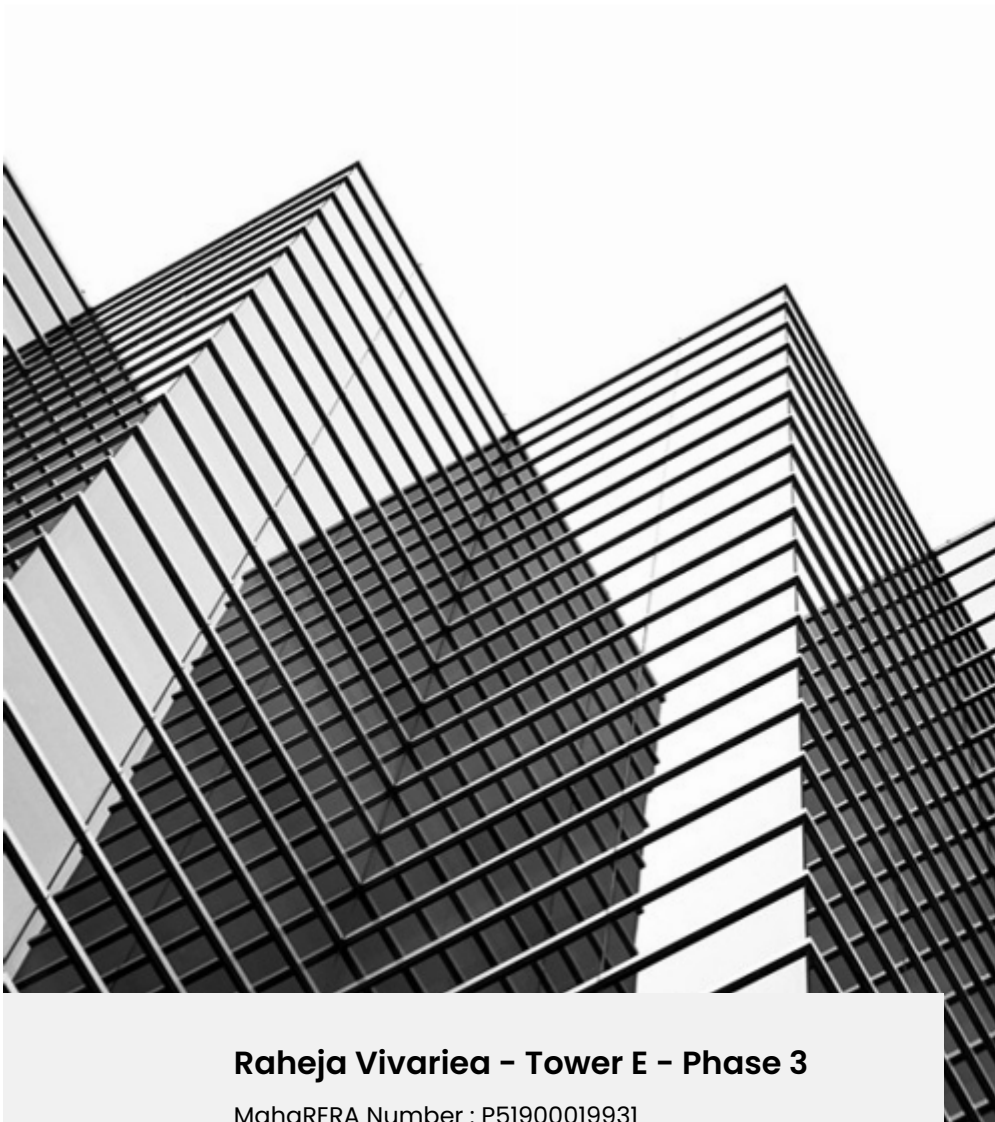


PROP REPORT



Raheja Vivariea – Tower E – Phase 3

MahaRERA Number : P51900019931



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.

RAHEJA VIVARIEA – TOWER

E – PHASE 3

LOCATION

Post Office	Police Station	Municipal Ward
Jacob Circle Sub Post office	Jacob Circle Agripada police station	Ward F South

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **16.30 Km**
- Chhatrapati Shivaji Maharaj International Airport **16.80 Km**
- Agripada Bus Stop **550 Mtrs**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **4.90 Km**
- Eastern Express Hwy, Sector 3, Chedda Nagar, Mumbai, Maharashtra **17.80 Km**
- Wockhardt Hospitals, Mumbai Central, Police Station, 1877, Dr Anandrao Nair Marg, Near Agripada, Mumbai Central, Mumbai, Maharashtra 400011 **450 Mtrs**
- School Of The Sacred Heart, Sunderdas Terrace, Shaikh Hafizuddin Marg, Ashadham Colony, Byculla, Mumbai, Maharashtra 400008 **1.50 Km**
- Phoenix Palladium, 462, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013 **2.70 Km**
- DMart Ready **30.00 Mtrs**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

K Raheja Corp Pvt Ltd is a Mumbai based real estate company established in 1979. Founded by Mr. Chandru L Raheja, today its board of directors include Ramesh Mohanlal Valecha, Neel Chandru Raheja, Sunil Madhav Hingorani, Ramesh Ranganathan, and Ravi Chandru Raheja. The legacy of K Raheja Corp spans across four decades, with the company having set up landmarks retail centres such as Shoppers Stop, Crosswords, esteemed medical institutes such as S L Raheja Hospital and several luxury residential complexes. Customer centricity, ethics, and environmentally friendly procedures have been at the forefront of the company's efforts to create extraordinary spaces. With a significant presence in Mumbai, Pune, Hyderabad, and Goa, K Raheja Corp. has been reinventing luxury living across the country.

Project Funded By**Architect****Civil Contractor**

NA	NA	NA
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RAHEJA VIVARIEA – TOWER
E – PHASE 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	14.84 Acre	3 BHK,4 BHK,Duplex

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens

RAHEJA VIVARIEA – TOWER
E – PHASE 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Vivariew - Tower E	5	57	2	3 BHK,4 BHK,Duplex	114
First Habitable Floor				2 nd floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

RAHEJA VIVARIEA - TOWER
E - PHASE 3

FLAT INTERIORS

Configuration	RERA Carpet Range
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3 BHK	2056 sqft
4 BHK	2892 sqft
Duplex	4111 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid 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

RAHEJA VIVARIEA – TOWER E – PHASE 3
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 71000	INR 145976000	INR 145976000
4 BHK	INR 71000	INR 205332000	INR 205332000
Duplex	INR 71000	INR 291881000	INR 291881000

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

GST	Stamp Duty	Registration
5%	6%	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	NA

**Bank Approved
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC
Housing Finance Ltd,SBI Bank

Transaction History

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

RAHEJA VIVARIEA – TOWER
E – PHASE 3

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	55
Infrastructure	92
Local Environment	83

Land & Approvals	56
Project	75
People	56
Amenities	44
Building	57
Layout	97
Interiors	53
Pricing	30
Total	63/100

RAHEJA VIVARIEA – TOWER
E – PHASE 3

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