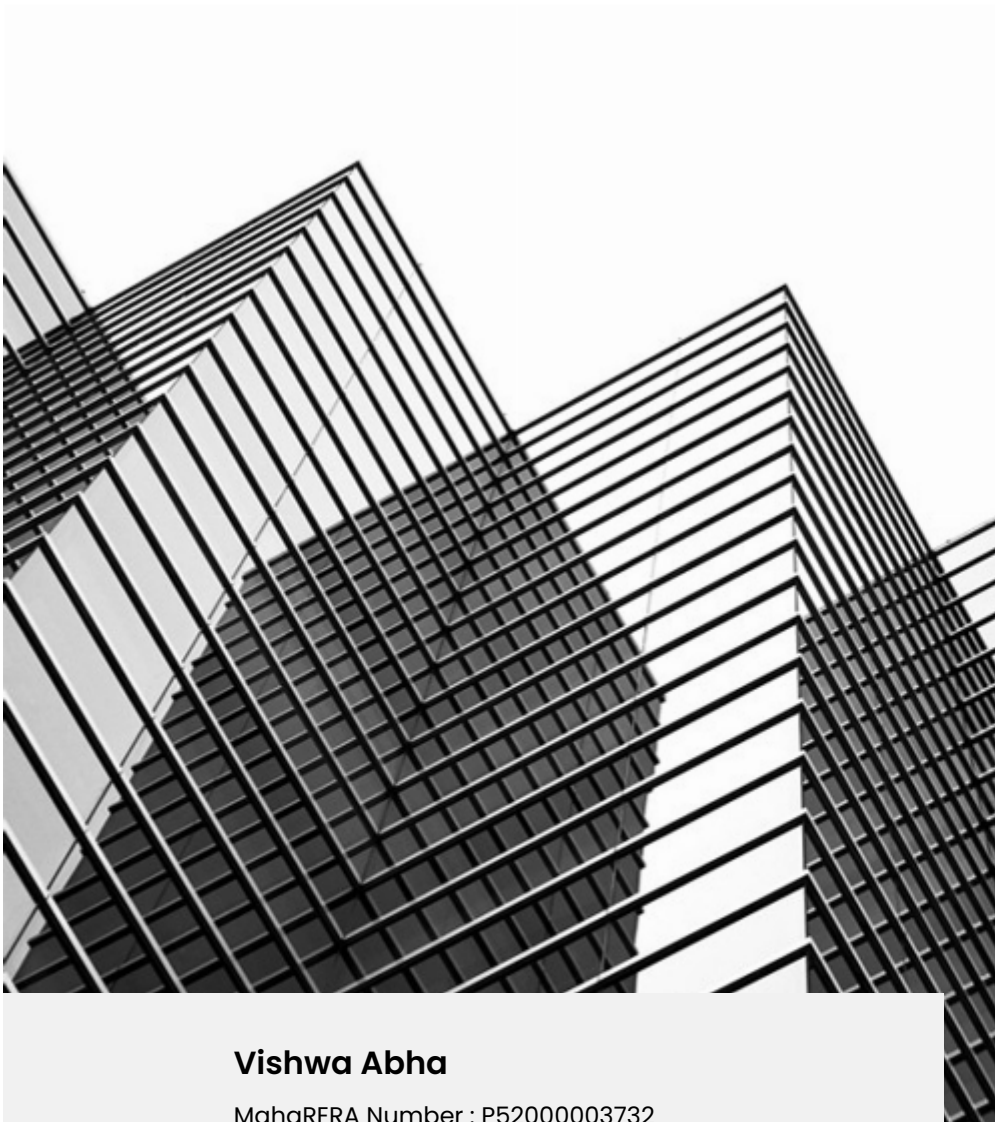


propscience.com

PROP REPORT



Vishwa Abha

MahaRERA Number : P52000003732



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

Post Office	Police Station	Municipal Ward
NA	Nhava-Sheva Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 322 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **53.2 Km**
- Navi Mumbai International Airport **21.6 Km**
- Bus Stop **1 Km**
- Uran Railway Station **2.4 Km**
- Uran-Panvel Road **1 Km**
- Care Point Hospital **2.1 Km**
- KDS College **3.4 Km**
- Seawoods Grand Central Mall **21.4 Km**
- Daily Needs Fresh **350 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	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	Size	Typography
Completed on 31st December, 2017	2056 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Gymnasium,Indoor Games Area
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Leisure	NA
Business & Hospitality	Laundromat
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vishwa Abha	2	17	5	1 BHK,2 BHK	85
First Habitable Floor				1st	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	249 - 284 sqft
2 BHK	443 - 474 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12777.78	INR 3182000	INR 3350000 to 3820000
2 BHK	INR 12765.96	INR 5660000	INR 5960000 to 6375000

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

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

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

Transaction History

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

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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	53
Connectivity	83

Infrastructure	50
Local Environment	83
Land & Approvals	36
Project	69
People	39
Amenities	42
Building	78
Layout	41
Interiors	65
Pricing	40
Total	56/100

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Disclaimer

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