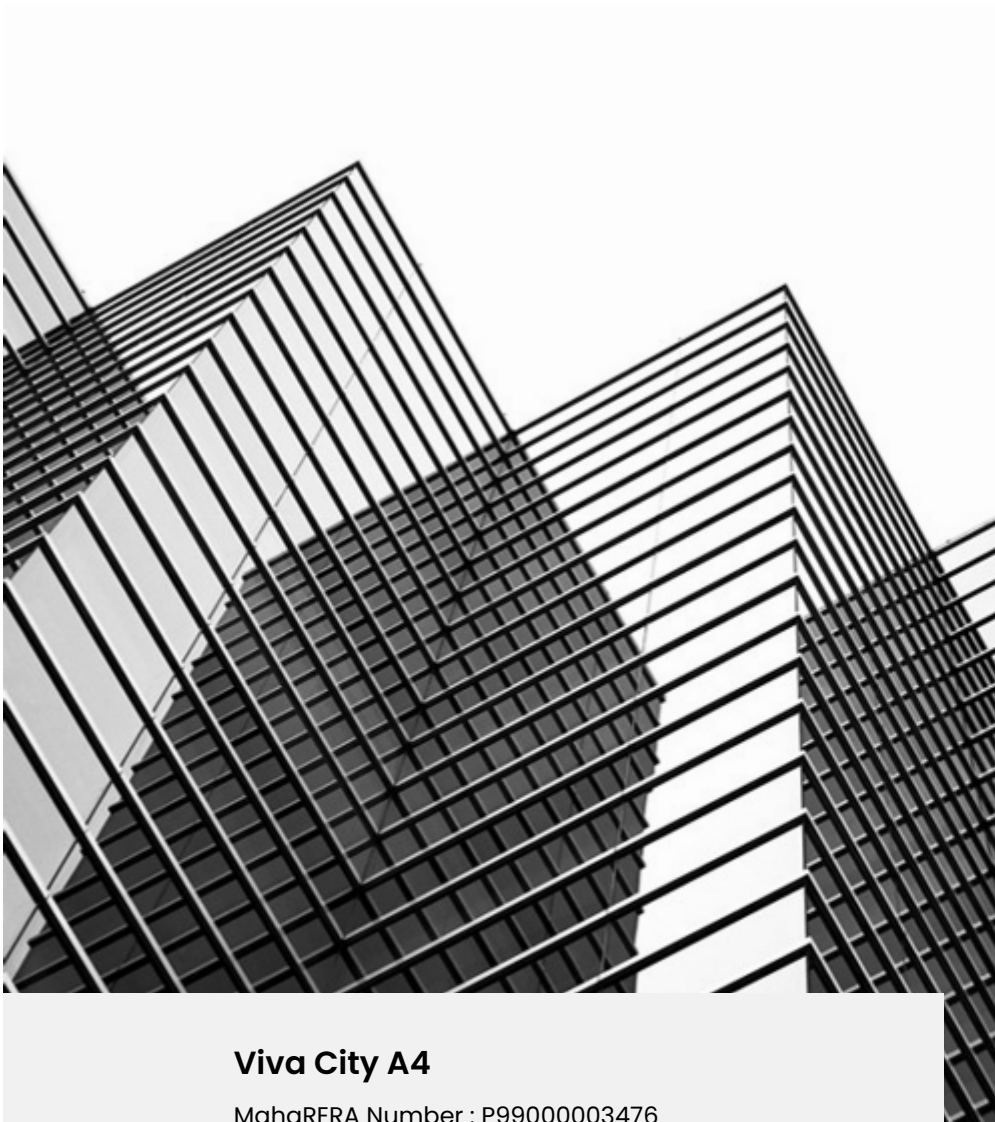


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PROP REPORT



Viva City A4

MahaRERA Number : P99000003476



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
Virar	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 75 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **61 Km**
- Viva City **500 Mtrs**
- Virar Railway Station **3 Km**
- Virar Phata, Kaner, Maharashtra 401303 **13 Km**
- Vijay Ballabh Hospital & Research Center **3 Km**
- Tree House High School **4 Km**
- Rockstar Novaz Cinemaz **1.3 Km**
- D Mart **4 Km**

LAND & APPROVALS

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

VIVA CITY A4

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VIVA CITY A4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2021	2239.47 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

VIVA CITY A4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Viva City A4	2	16	8	1 BHK,2 BHK	128
First Habitable Floor				1st	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation** : High Speed Elevators

VIVA CITY A4

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	359 sqft
2 BHK	430 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

VIVA CITY A4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3400000
2 BHK	--	--	INR 4000000

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

GST	Stamp Duty	Registration
1%	0%	INR 0
Floor Rise	Parking Charges	Other Charges

NA	INR 0	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

VIVA CITY A4

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	569	16	INR 4800000	INR 8435.85
December 2022	405	5	INR 3285000	INR 8111.11

November 2022	366	13	INR 1942500	INR 5307.38
November 2022	358	13	INR 1942500	INR 5425.98
November 2022	446	6	INR 2485105	INR 5571.98
October 2022	437	NA	INR 2111340	INR 4831.44
October 2022	515	5	INR 4200000	INR 8155.34
September 2022	437	NA	INR 2310000	INR 5286.04
August 2022	519	NA	INR 4275000	INR 8236.99
August 2022	440	NA	INR 4500000	INR 10227.27
July 2022	358	NA	INR 2952750	INR 8247.91
June 2022	416	NA	INR 3420000	INR 8221.15
June 2022	543	NA	INR 3900000	INR 7182.32
May 2022	342	NA	INR 2887500	INR 8442.98

April 2022	413	NA	INR 3123750	INR 7563.56
March 2022	446	NA	INR 2560250	INR 5740.47
February 2022	438	2	INR 2509045	INR 5728.41
January 2022	515	12	INR 3867500	INR 7509.71
December 2021	358	11	INR 2676500	INR 7476.26
December 2021	439	3	INR 2312970	INR 5268.72

VIVA CITY A4

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
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Place	45
Connectivity	65
Infrastructure	70
Local Environment	100
Land & Approvals	50
Project	76
People	46
Amenities	62
Building	67
Layout	53
Interiors	63
Pricing	50
Total	62/100

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