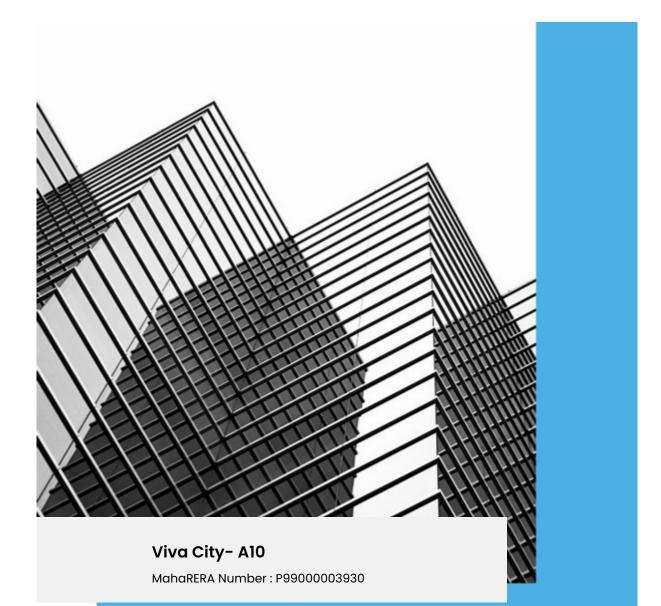
propscience.com

# PROP REPORT





## 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 Nova Cinemas 1.3 Km
- D Mart **4 Km**

#### VIVA CITY- A10



Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2019	NA	1

### BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

#### VIVA CITY- A10

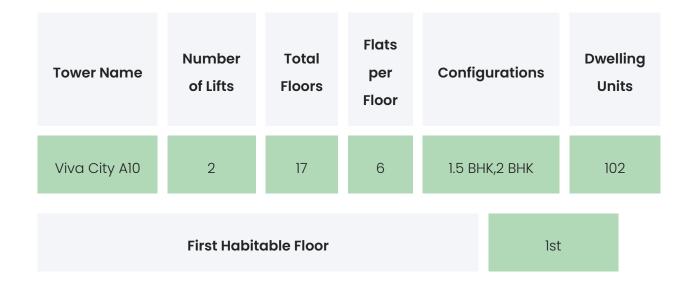
### PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	2139.09 Sqmt	1.5 BHK,2 BHK

#### **Project Amenities**

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

### BUILDING LAYOUT



#### Services & Safety

- **Security :** Society Office, Security System / CCTV, Security Staff, Earthquake Resistant Design
- Fire Safety : Sprinkler System, Fire Hose, Fire cylinders

• Sanitation : The surrounding area is clean. No presence of nalas /slums /gutters

/sewers

• Vertical Transportation : High Speed Elevators

#### VIVA CITY- A10

### FLAT INTERIORS

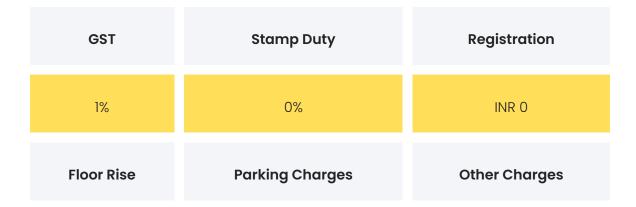
Configuration	RERA Carpet Range	
1.5 BHK	358 sqft	
2 BHK	430 - 518 sqft	
Floor To Ceiling Height	Between 9 and 10 feet	
Views Available	Open Grounds / Landscape / Project Amenities	
Flooring	Vitrified Tiles,Anti Skid Tiles	
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards	

Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

### COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK			INR 2000000
2 BHK			INR 2500000 to 3400000

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



NA	INR 0	INR O	
Festive Offers		g any festive offers at the ment.	
Payment Plan	Construction	Construction Linked Payment	
Bank Approved Loans		C Housing Finance Ltd,SBI ank	

#### **Transaction History**

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

VIVA CITY- A10

### 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

### 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	45
Connectivity	65
Infrastructure	70
Local Environment	100
Land & Approvals	58
Project	74
People	39
Amenities	62
Building	69
Layout	53
Interiors	55
Pricing	50
Total	62/100

#### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computergenerated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites. Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional – client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.