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# PROP REPORT



**Viva City- A10**

MaharERA Number : P99000003930



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

## LAND & APPROVALS

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

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# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Viva City A10	2	17	6	1.5 BHK,2 BHK	102
First Habitable Floor				1st	

## 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 nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## 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

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# 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.

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

NA	INR 0	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

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## 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



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

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

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

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