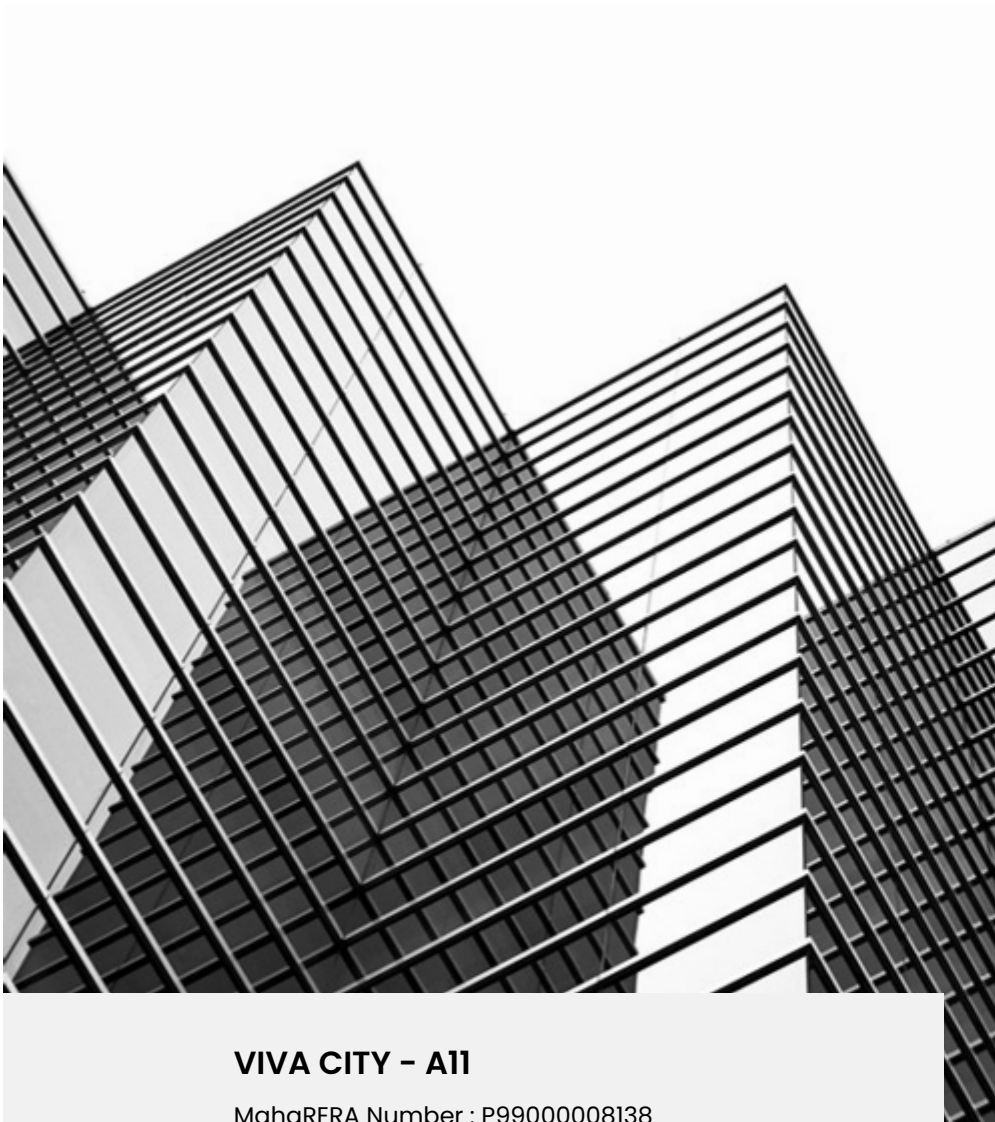


propscience.com

# PROP REPORT



**VIVA CITY - A11**

MahaRERA Number : P99000008138



# 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 108 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **61 Km**
- Viva City **500 Mtrs**
- Virar, Virar Railway Pedestrian Bridge, Gaothan, Virar East, Virar, Maharashtra 401303 **3 Km**
- Virar Phata, Kaner, Maharashtra 401303 **13 Km**
- Vijay Vallabh Hospital, Tirupati Nagar Rd, beside Banjara Hotel, Phase 1, Tirupati Nagar, Virar West, Virar, Maharashtra 401303 **3 Km**
- Tree House High School, Yashavant Nagar, Virar West, Virar, Maharashtra 401303 **4 Km**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **1.3 Km**
- D Mart Virar West **4 Km**

# LAND & APPROVALS

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

VIVA CITY – All

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

VIVA CITY – All

# PROJECT & AMENITIES

| Time Line                    | Size         | Typography  |
|------------------------------|--------------|-------------|
| Completed on 30th June, 2024 | 2412.56 Sqmt | 2 BHK,3 BHK |

Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Badminton Court,Multipurpose Court,Tennis Court,Kids Play Area,Gymnasium,Outdoor Gym |
| Leisure                | Library / Reading Room,Senior Citizen Zone,Temple,Sit-out Area                       |
| Business & Hospitality | Clubhouse  |
| Eco Friendly Features  | Landscaped Gardens,Water Storage   |

VIVA CITY – A11

BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Viva City – A11       | 2               | 15           | 4               | 2 BHK          | 60             |
| Viva City – A11       | 2               | 15           | 4               | 3 BHK          | 60             |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

VIVA CITY – All

## FLAT INTERIORS

| Configuration           | RERA Carpet Range                            |
|-------------------------|--|
| 2 BHK                   | 527 sqft                                     |
| 3 BHK                   | 745 sqft                                     |
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |
| Flooring                | Vitrified Tiles,Anti Skid Tiles              |

|   |   |
|---|---|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Laminated flush doors   |
| <b>HVAC Service</b>                     | Split / Box A/C Provision   |
| <b>Technology</b>                       | Optic Fiber Cable   |
| <b>White Goods</b>                      | NA  |

VIVA CITY – All

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 2 BHK         | INR 8075      | INR 4255525     | INR 5006500 |
| 3 BHK         | INR 8075      | INR 6015875     | INR 7077500 |

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

|            |                   |                     |
|------------|-------------------|---------------------|
| <b>GST</b> | <b>Stamp Duty</b> | <b>Registration</b> |
|------------|-------------------|---------------------|

|            |                 |               |
|------------|-----------------|---------------|
| 2%         | 6%              | INR 55000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 350000      | INR 40000     |

|                     |   |
|---------------------|---|
| Festive Offers      | The builder is not offering any festive offers at the moment.                   |
| Payment Plan        | Construction Linked Payment   |
| Bank Approved Loans | Axis Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

VIVA CITY – A11

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| December 2022    | 569         | 16    | INR 4800000 | INR 8435.85     |



|                           |     |    |             |              |
|---------------------------|-----|----|-------------|--------------|
| <b>December<br/>2022</b>  | 405 | 5  | INR 3285000 | INR 8111.11  |
| <b>November<br/>2022</b>  | 366 | 13 | INR 1942500 | INR 5307.38  |
| <b>November<br/>2022</b>  | 358 | 13 | INR 1942500 | INR 5425.98  |
| <b>November<br/>2022</b>  | 446 | 6  | INR 2485105 | INR 5571.98  |
| <b>October<br/>2022</b>   | 437 | NA | INR 2111340 | INR 4831.44  |
| <b>October<br/>2022</b>   | 515 | 5  | INR 4200000 | INR 8155.34  |
| <b>September<br/>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 |

VIVA CITY – All

## 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 | 90     |
| Land & Approvals  | 58     |
| Project           | 74     |
| People            | 46     |
| Amenities         | 56     |
| Building          | 67     |
| Layout            | 53     |
| Interiors         | 63     |
| Pricing           | 50     |
| Total             | 61/100 |

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