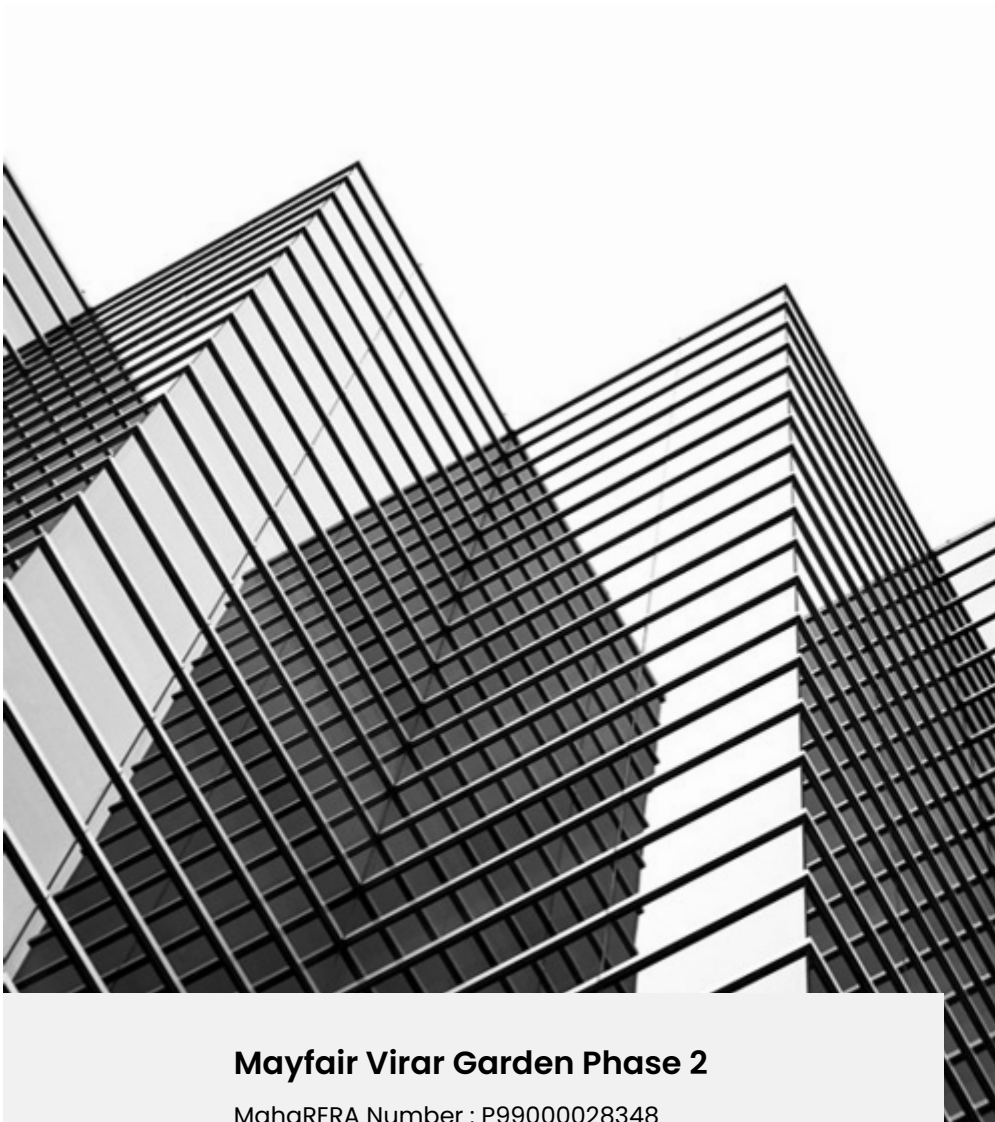


propscience.com

# PROP REPORT



**Mayfair Virar Garden Phase 2**

MahaRERA Number : P99000028348



# 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.

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MAYFAIR VIRAR GARDEN

PHASE 2

## LOCATION

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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 349 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **60 Km**
- Virar West Bus Depot **2.0 Km**
- Virar Railway Station **1.5 Km**
- NH 48 **15.9 Km**
- Sahayog Hospital and Research Centre **1.1 Km**
- Rustomjee Cambridge International School **4.2 Km**
- Fun Fiesta Multiplex **5.5 Km**
- D Mart **2.5 Km**

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MAYFAIR VIRAR GARDEN

PHASE 2

## LAND & APPROVALS

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

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MAYFAIR VIRAR GARDEN  
PHASE 2

## BUILDER & CONSULTANTS

Mayfair Housing is a progressive real estate company in the business of real estate development in Mumbai, India since – 1964; Carving A Legacy with impeccable standards of 55 years in Real Estate. Mayfair Housing works with the most modern concepts and techniques in all around functions of the business i.e. construction techniques and architectural or management.

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

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MAYFAIR VIRAR GARDEN  
PHASE 2

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2026	2206.85 Sqmt	1 BHK,2 BHK

## Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

MAYFAIR VIRAR GARDEN  
PHASE 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Building No 23	2	22	8	1 BHK,2 BHK	176
Building No 24	2	22	8	1 BHK,2 BHK	176
Building No 25	2	22	6	1 BHK,2 BHK	132
First Habitable Floor				2nd Floor	

## Services & Safety

- **Security :** Society Office,Security System / CCTV,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

MAYFAIR VIRAR GARDEN  
PHASE 2

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	358 sqft

2 BHK	475 sqft
1 BHK	358 sqft
2 BHK	475 sqft
1 BHK	358 sqft
2 BHK	475 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

MAYFAIR VIRAR GARDEN

PHASE 2

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3800000
2 BHK	--	--	INR 4400000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time 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.

MAYFAIR VIRAR GARDEN  
PHASE 2

## 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	64
Local Environment	83

<b>Land &amp; Approvals</b>	50
<b>Project</b>	71
<b>People</b>	55
<b>Amenities</b>	48
<b>Building</b>	69
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>57/100</b>

MAYFAIR VIRAR GARDEN  
PHASE 2

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