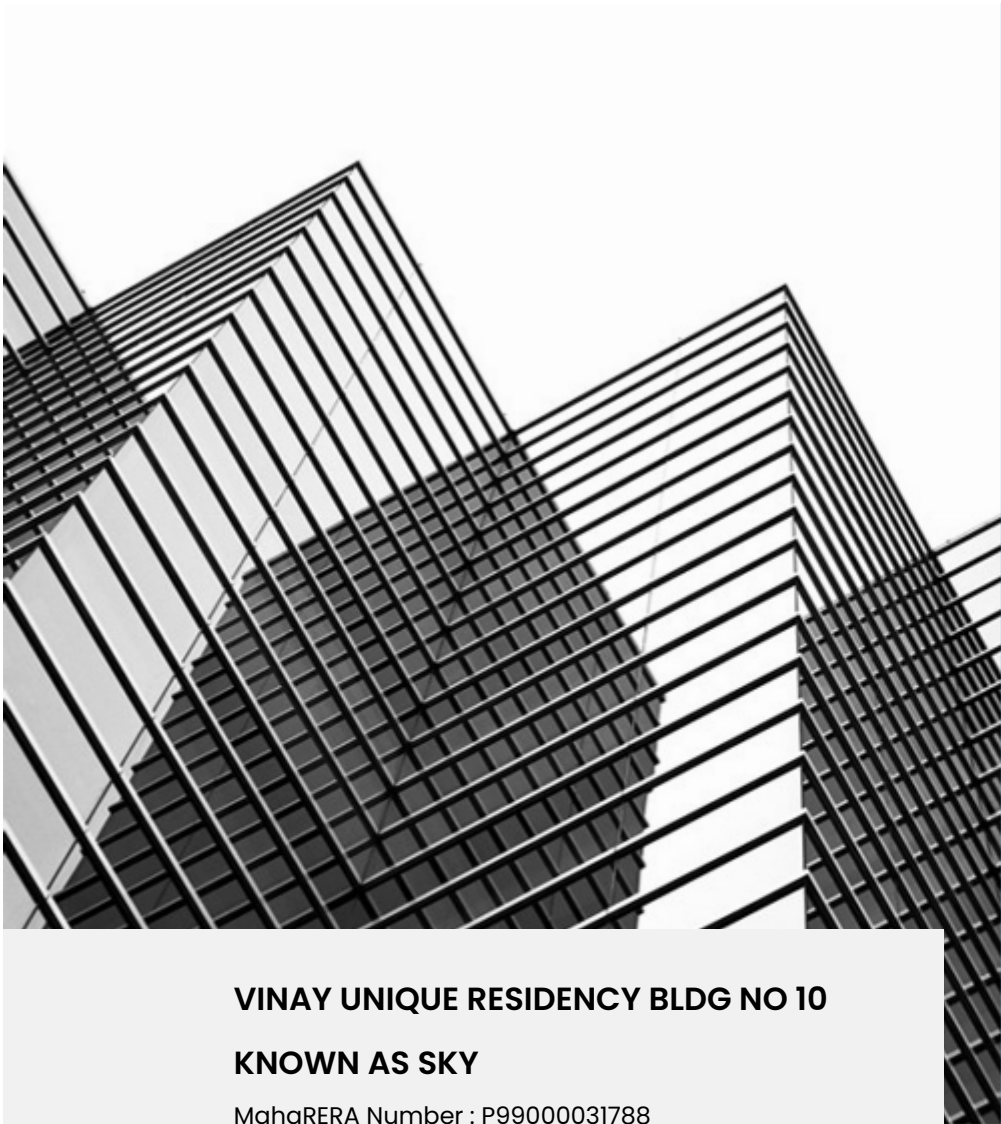


# PROP REPORT



**VINAY UNIQUE RESIDENCY BLDG NO 10**

**KNOWN AS SKY**

MahaRERA Number : P99000031788



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Gokul Township **400 Mtrs**
- Virar Railway Station **2 Km**
- Virar Phata NH 48 **11 Km**
- Vijay Vallabh Hospital **900 Mtrs**
- Muljibhai Mehta International School **300 Mtrs**
- Rockstar Nova Cinemaz **2.6 Km**
- D Mart virar West **1.4 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

What began as a small but sincere step in the year 2002 has, as on date, taken giant strides in the real-estate scenario of Rajasthan. Today, Unique Builders the flagship venture of Mannat Group, occupies the highly coveted No. 1 position in the state and has expanded to cities like Mumbai & NCR with various projects under execution.

Project Funded By	Architect	Civil Contractor
Bajaj Finance Ltd	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
2028 Ready to move	1727.25 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Outdoor Gym
Leisure	Amphitheatre,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Vinay Unique Residency Building No.10	2	24	8	1 BHK,2 BHK,3 BHK	192
First Habitable Floor				1st Floor	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	441 sqft
2 BHK	575 sqft

3 BHK	878 sqft
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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,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
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 BHK	--	--	INR 4100000
2 BHK	--	--	INR 5200000
3 BHK	--	--	INR 8100000

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

GST	Stamp Duty	Registration
2%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<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>	Axis Bank,Bajaj Finance Ltd,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History



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

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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
Place	45
Connectivity	65
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	62

<b>People</b>	60
<b>Amenities</b>	44
<b>Building</b>	52
<b>Layout</b>	55
<b>Interiors</b>	63
<b>Pricing</b>	63
<b>Total</b>	<b>61/100</b>

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