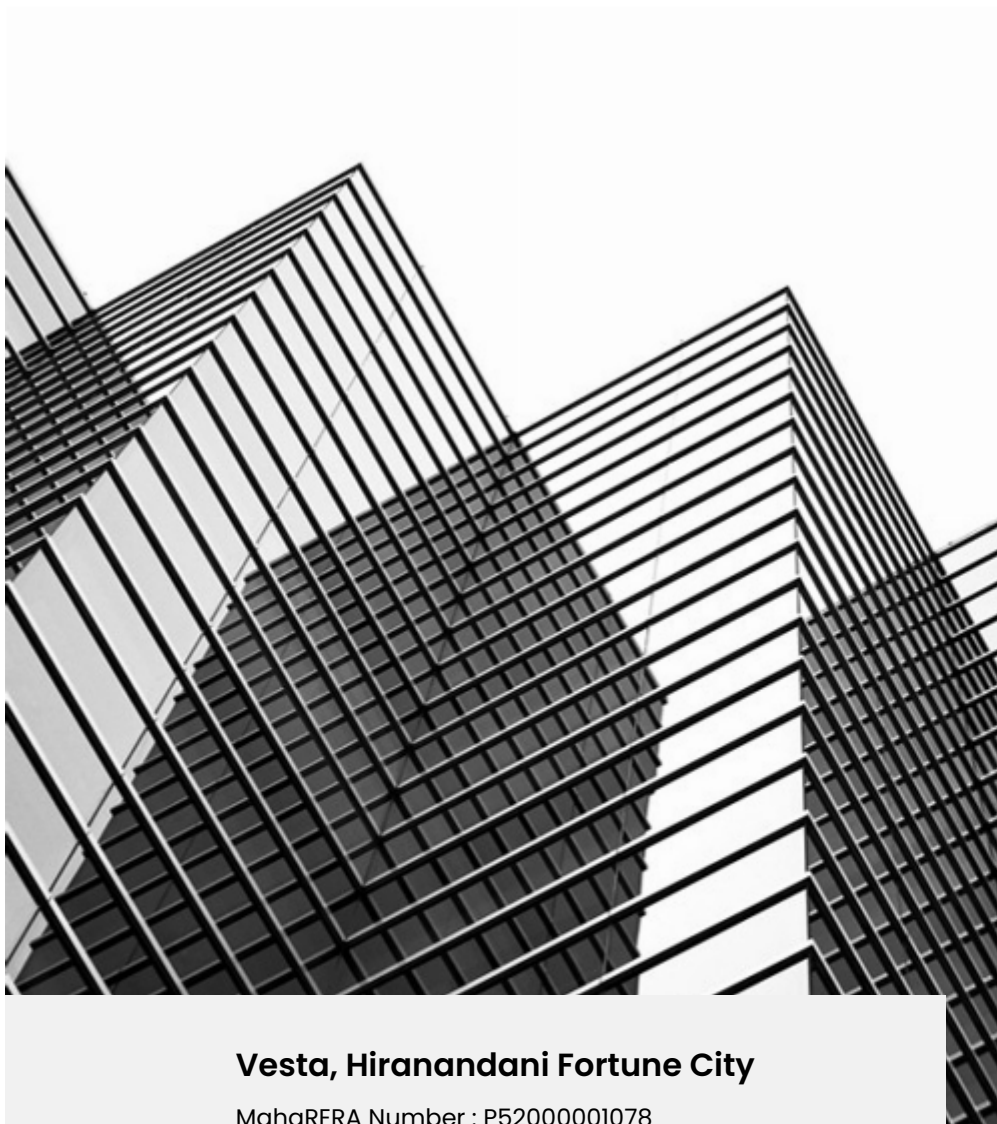


propscience.com

# PROP REPORT



**Vesta, Hiranandani Fortune City**

MahaRERA Number : P52000001078



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
Mohopada	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal I-B **57.8 Km**
- Navi Mumbai International Airport **17.5 Km**
- Bus stop **2 Km**
- Mahape Railway Station **3 Km**
- NH 48 **2 Km**
- Ambani Hospital **3.7 Km**
- Reliance Foundation School **4.3 Km**
- Orion Mall **15.5 Km**
- G-Mart **4.8 Km**

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# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	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
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Completed on 31st March, 2023

588 Acre

1 BHK,1.5 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Barbeque Pit,Day Care,ATM / Bank Attached
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,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
Vesta	3	36	4	1 BHK,1.5 BHK	144

First Habitable Floor

4th

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	392.2 - 423.3 sqft
1.5 BHK	526 - 557 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 15019.01	INR 7900000	INR 8783000 to 9300000
1 BHK	INR 14992.35	INR 5880000	INR 6580000 to 7100000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 600000	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>	HDFC Bank

### Transaction History

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

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## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
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<b>July 2022</b>	1167	13	INR 11000000	INR 9425.88
<b>July 2022</b>	829	29	INR 7000000	INR 8443.91
<b>July 2022</b>	1482	35	INR 16622400	INR 11216.19
<b>July 2022</b>	1065	34	INR 13341680	INR 12527.4
<b>June 2022</b>	1167	13	INR 10600000	INR 9083.12
<b>June 2022</b>	983	27	INR 9700000	INR 9867.75
<b>June 2022</b>	1167	13	INR 10500000	INR 8997.43
<b>June 2022</b>	1648	8	INR 16622400	INR 10086.41
<b>June 2022</b>	1167	15	INR 11000000	INR 9425.88
<b>May 2022</b>	1648	26	INR 18852460	INR 11439.6
<b>May 2022</b>	1648	28	INR 19716400	INR 11963.83
<b>May 2022</b>	983	19	INR 6600000	INR 6714.14
<b>May 2022</b>	1068	18	INR 6855400	INR 6418.91
<b>April 2022</b>	1167	28	INR 11700000	INR 10025.71
<b>April 2022</b>	432	15	INR 4821000	INR 11159.72

<b>April 2022</b>	303	36	INR 2331000	INR 7693.07
<b>April 2022</b>	905	17	INR 7700000	INR 8508.29
<b>April 2022</b>	1482	10	INR 8939000	INR 6031.71
<b>March 2022</b>	1167	17	INR 10850000	INR 9297.34
<b>March 2022</b>	905	24	INR 8600000	INR 9502.76

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	83

<b>Infrastructure</b>	48
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	58
<b>Project</b>	76
<b>People</b>	46
<b>Amenities</b>	68
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	65
<b>Pricing</b>	50
<b>Total</b>	<b>64/100</b>

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