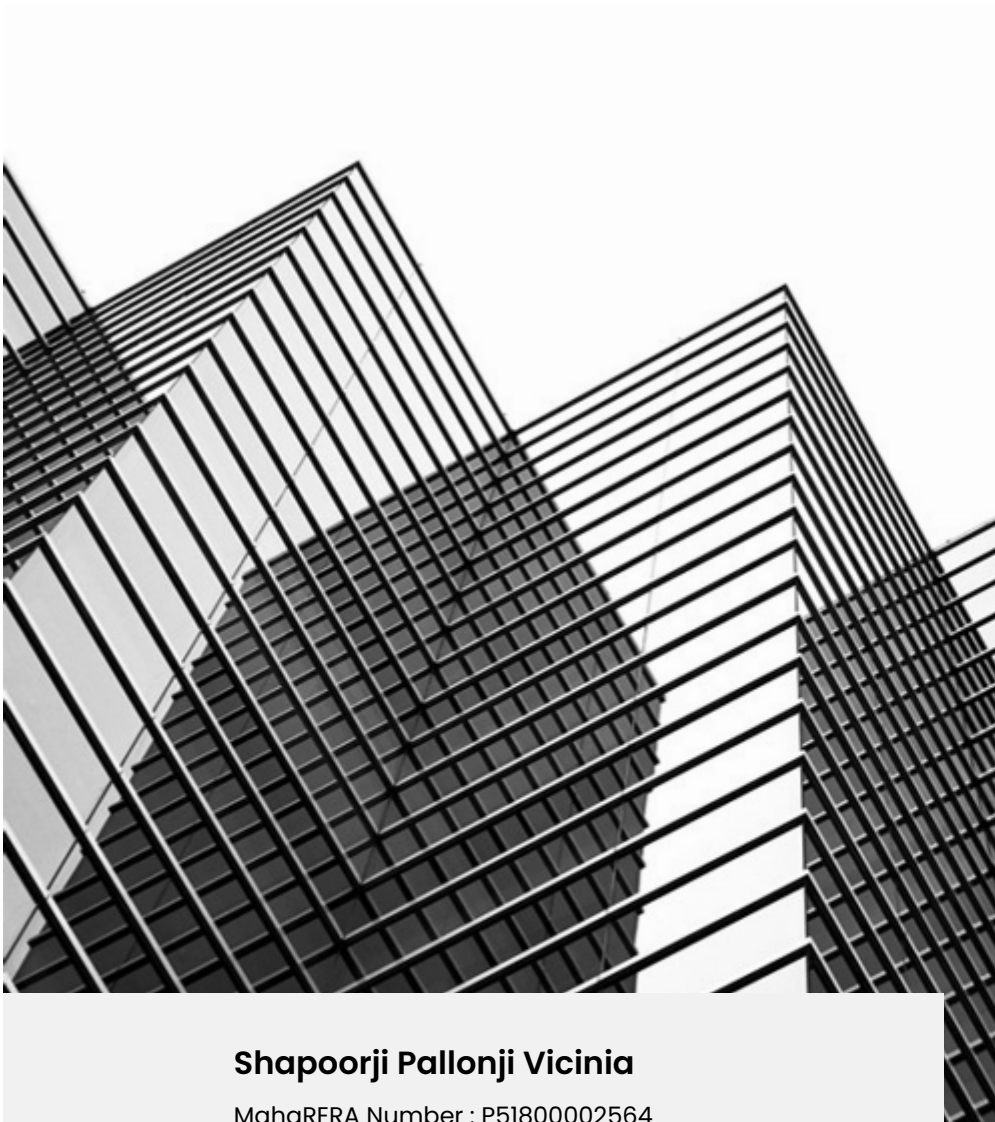


propscience.com

PROP REPORT



Shapoorji Pallonji Vicinia

MahaRERA Number : P51800002564



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.

SHAPOORJI PALLONJI

VICINIA

LOCATION

The project is in Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Vihar Road	Chandivali Police Station	Ward L

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 191 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- TI, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **9.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.1 Km**
- Sangharsh Nagar, Chandivali, Powai, Mumbai, Maharashtra 400072 **120 Mtrs**
- Sakinaka Metro Station, metro station, near sakinaka, Nair Wadi, Saki Naka, Mumbai, Maharashtra 400072 **2.8 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **5.6 Km**
- Jogeshwari - Vikhroli Link Rd, Mumbai, Maharashtra **2.2 Km**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **3 Km**
- Nahar International School, Nahar's Amrit Shakti Road, Chandivali, Powai, Mumbai, Maharashtra 400072 **1.2 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4.7 Km**
- DMart, Plot no, 19, Nahar's Amrit Shakti Rd, Nahar Amrit Shakti, LOK Milan Colony, Chandivali, Andheri (E, Mumbai, Maharashtra 400072 **2.0 Km**

SHAPOORJI PALLONJI
VICINIA

LAND & APPROVALS

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

SHAPOORJI PALLONJI
VICINIA

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHAPOORJI PALLONJI VICINIA

PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 30th June, 2021	31929.05 Sqft	2 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park

Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports – Electrical Cars

SHAPOORJI PALLONJI
VICINIA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
WING A	2	21	2	3.5 BHK	42
WING B	2	21	2	3.5 BHK	42
WING C	2	22	4	2 BHK,3 BHK	88
WING D	2	22	4	2 BHK,3 BHK	88
WING E	2	22	4	2 BHK,3 BHK	88
WING F	2	22	4	2 BHK,3 BHK	88
WING G	2	22	4	2 BHK	88

WING H	2	22	4	2 BHK	88
First Habitable Floor				1Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SHAPOORJI PALLONJI VICINIA	
-------------------------------	--

FLAT INTERIORS

Configuration	RERA Carpet Range
3.5 BHK	1508.57 sqft
3.5 BHK	1508.57 sqft
2 BHK	839.38 sqft
3 BHK	967.68 – 1019.57 sqft

2 BHK	839.38 sqft
3 BHK	1015.9 – 1067.9 sqft
2 BHK	839.38 sqft
3 BHK	1061 sqft
2 BHK	839.38 sqft
3 BHK	1067.8 sqft
2 BHK	670 sqft
2 BHK	670 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA

Technology	NA
White Goods	Chimney & Hob,Modular Kitchen,Water Purifier,Air Conditioners,Refrigerator,Microwave Oven

SHAPOORJI PALLONJI

VICINIA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 28346.18	INR 42762200	INR 42762200
2 BHK	INR 31343.28	INR 21000000	INR 21000000 to 26500000
3 BHK	INR 34328.2	INR 35000000	INR 35000000 to 37500000

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

GST	Stamp Duty	Registration
-----	------------	--------------

0%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,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.

SHAPOORJI PALLONJI
VICINIA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
------------------	-------------	-------	------------	-----------------

October 2022	738	22	INR 21271530	INR 28823.21
October 2022	738	22	INR 22269515	INR 30175.49
October 2022	738	1	INR 20163215	INR 27321.43
September 2022	738	7	INR 20865315	INR 28272.78
September 2022	738	8	INR 19867330	INR 26920.5
September 2022	738	21	INR 21271530	INR 28823.21
September 2022	738	22	INR 22269515	INR 30175.49
August 2022	738	20	INR 21271530	INR 28823.21
August 2022	738	13	INR 21567415	INR 29224.14
August 2022	738	20	INR 21271530	INR 28823.21
July 2022	1891	9	INR 35705900	INR 18882.02
July 2022	738	19	INR 22269515	INR 30175.49

July 2022	1809	10	INR 34608450	INR 19131.26
July 2022	738	17	INR 21567415	INR 29224.14
July 2022	1175	10	INR 36456560	INR 31026.86
June 2022	1175	8	INR 32825000	INR 27936.17
June 2022	1891	NA	INR 53550000	INR 28318.35
June 2022	738	NA	INR 21567415	INR 29224.14
June 2022	738	NA	INR 20569430	INR 27871.86
June 2022	738	NA	INR 22269515	INR 30175.49

SHAPOORJI PALLONJI
VICINIA

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	65
Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	56
Project	72
People	39
Amenities	62
Building	57
Layout	67
Interiors	55
Pricing	40
Total	63/100

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and

information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.