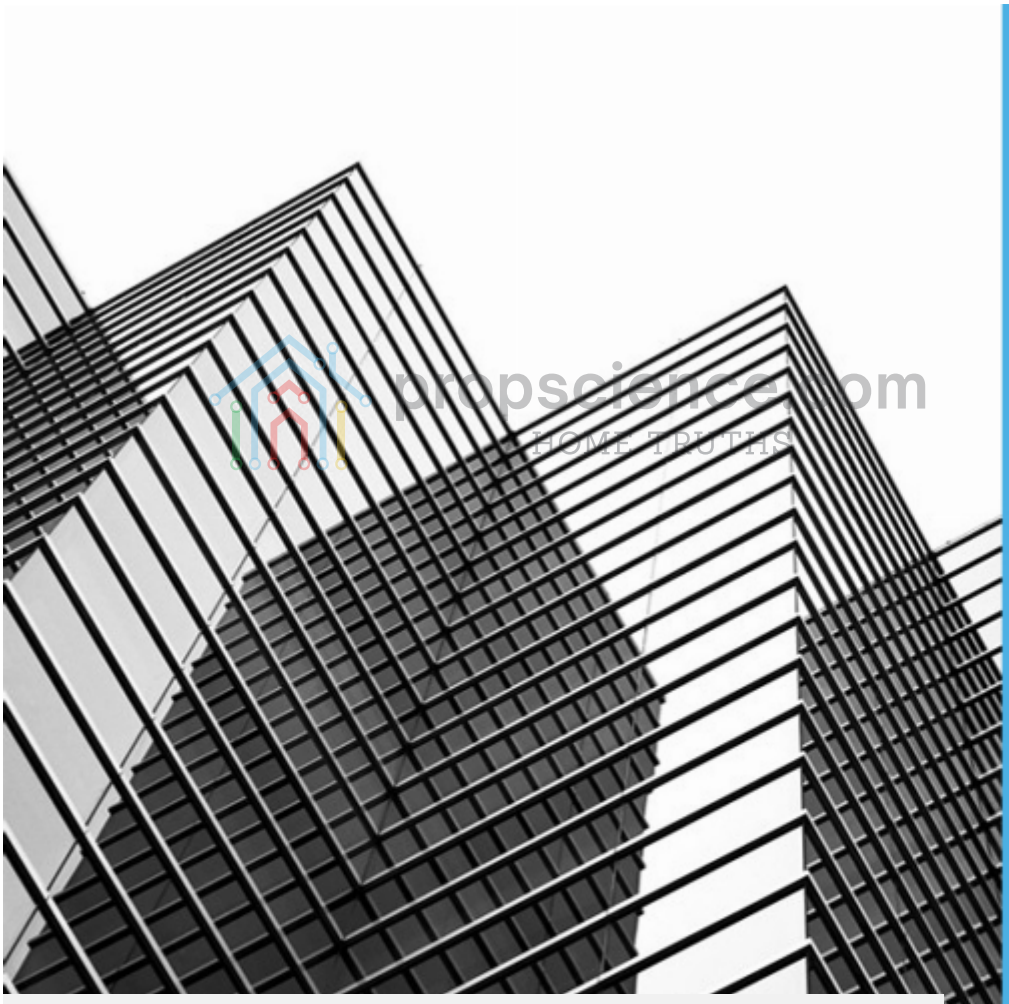
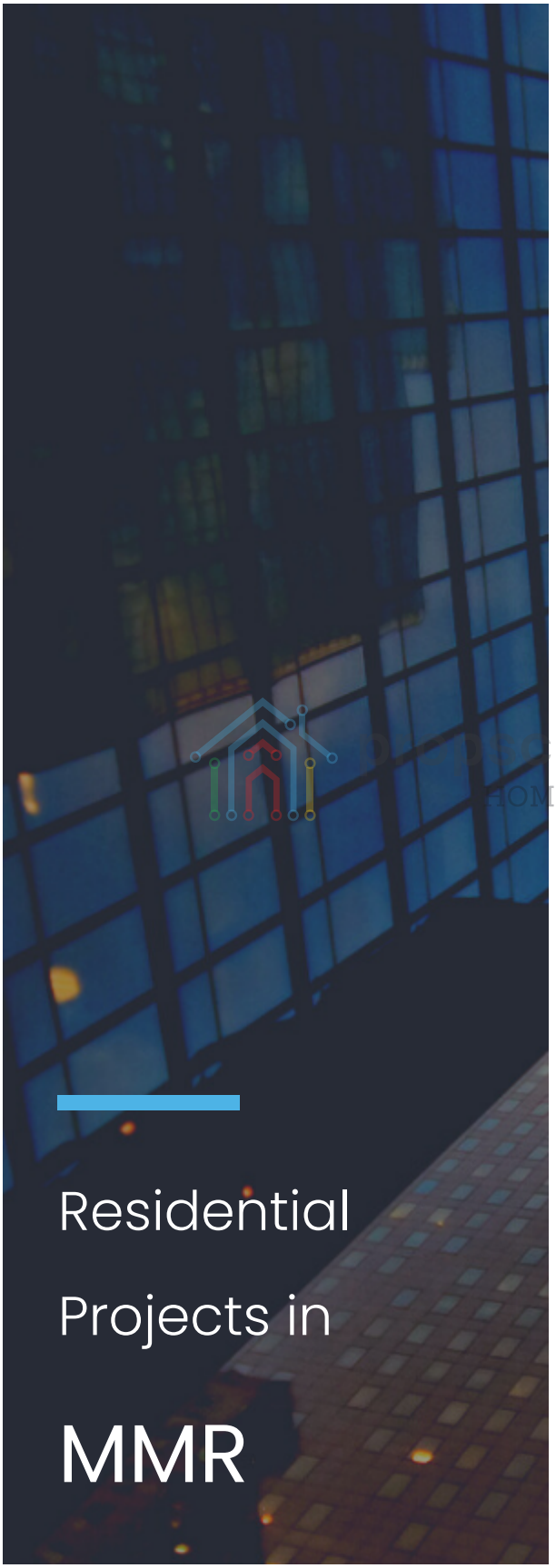
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PROP REPORT



Vaibhavi City

MahaRERA Number : P51700012138



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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LOCATION

The project is in Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

Post Office	Police Station	Municipal Ward
Gokhale Road	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Kalyan Railway Station **4.8 Km**
- Shwaas Multispeciality Hospital **2.2 Km**
- St. Lawrence International School **550 Mtrs**
- Metro Junction Mall **5.6 Km**

LAND & APPROVALS

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

VAIBHAVI CITY

BUILDER & CONSULTANTS

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HOME TRUTHS

Founded in 1980, the Raunak Group was built with the vision of addressing the housing needs of Mumbai, Pune, Thane and Kalyan. Over the years, the company has successfully constructed and developed a variety of township projects spanning over 4.3 million square feet. Currently, they are developing 6.2 million square feet of residential space in MMR. In its thirty of excellence the Raunak Group brand has grown from strength to strength, making it one of the highest ranked and most reputable real estate developer in Maharashtra, India.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VAIBHAVI CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	4336.25 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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HOME TRUTHS

VAIBHAVI CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 1	1	7	4	1 BHK,2 BHK	28

Building 2	1	7	4	1 BHK,2 BHK	28
Building 3	1	7	4	1 BHK,2 BHK	28

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

VAIBHAVI CITY

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	357 sqft
2 BHK	481 sqft
1 BHK	357 sqft

2 BHK	481 sqft
1 BHK	357 sqft
2 BHK	481 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10196.08	--	INR 3640000
2 BHK	INR 10187.11	--	INR 4900000

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

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

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

VAIBHAVI CITY

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	53
Connectivity	38
Infrastructure	52
Local Environment	30
Land & Approvals	44
Project	65
People	46
Amenities	36

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Building	53
Layout	38
Interiors	30
Pricing	30
Total	**43/100**

VAIBHAVI CITY

Disclaimer

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HOME TRUTHS

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