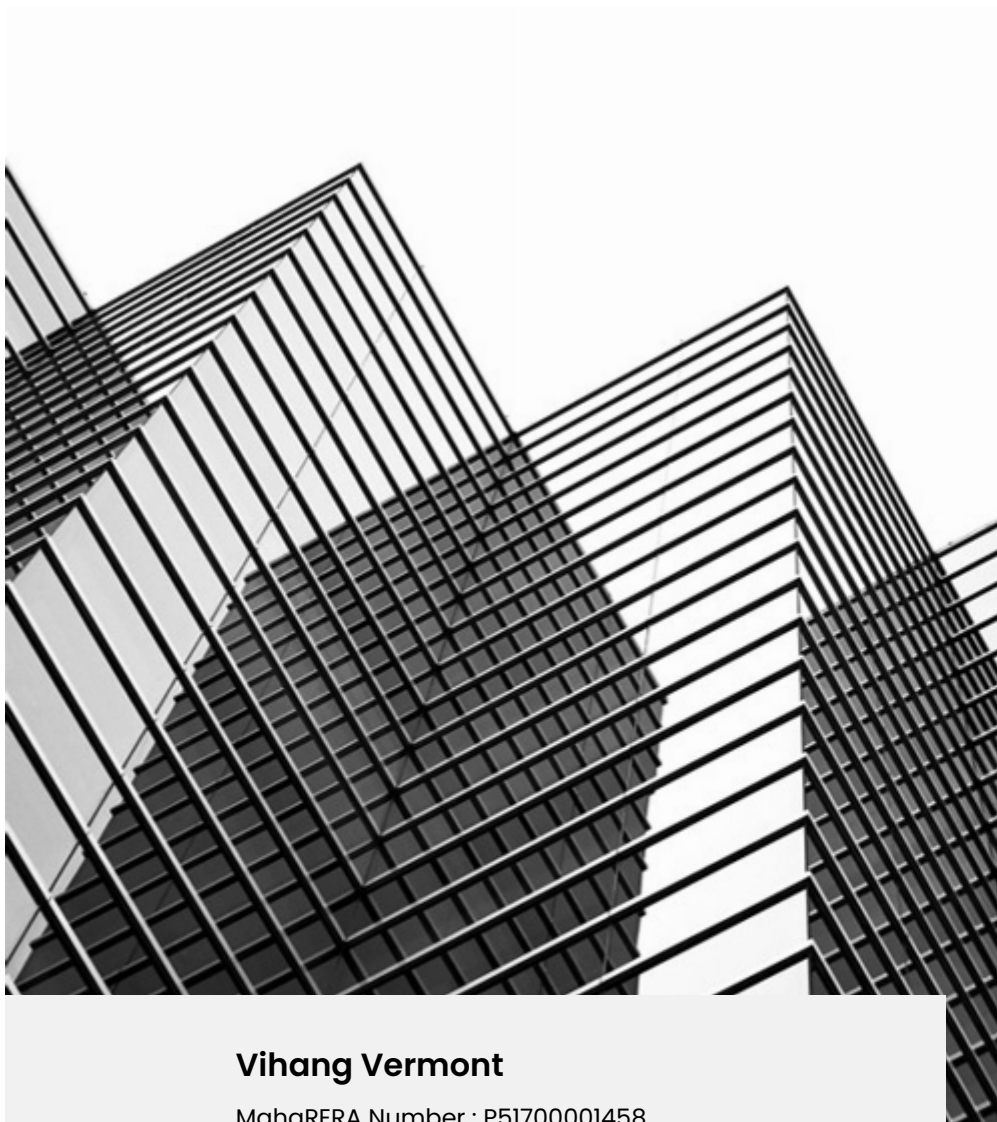


propscience.com

PROP REPORT



Vihang Vermont

MahaRERA Number : P51700001458



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.

LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.8 Km**
- Mira Road Railway Station **10.2 Km**
- Vedant Hospital **1.6 Km**
- Hiranandani Foundation School **4.8 Km**
- R-Mall **6.6 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 2 | 1 |

VIHANG VERMONT

BUILDER & CONSULTANTS

Mr. Pratap Sarnaik, the founder of Vihang, founded it in 1989. Initially, the company focused on real estate development, but it gradually expanded into other industries like as hospitality, recreation, and entertainment, as well as production. In Thane, particularly in the housing development industry, the brand is well-known. The important qualities are the high-quality construction, contemporary facilities, prompt delivery, and low cost. Among its Real Estate projects, Vihang Valley, a mega township project located on Ghodbunder Road in Thane, was successfully inaugurated in 2008-09 to acclaim.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

VIHANG VERMONT

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2022 | 8250 Acre | 1 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| Leisure | Sauna,Library / Reading Room,Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

VIHANG VERMONT

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|-----------------------|---|----|---|-------------|-----|
| Building 1 - Bolton | 2 | 21 | 5 | 1 BHK,2 BHK | 105 |
| Building 2 - Stark | 2 | 14 | 5 | 1 BHK,2 BHK | 70 |
| First Habitable Floor | | | | | 1st |

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

VIHANG VERMONT

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 437 sqft |
| 2 BHK | 560 - 714 sqft |
| 1 BHK | 437 sqft |

2 BHK

560 - 714 sqft

Floor To Ceiling Height

NA

Views Available

NA

| | |
|---|---|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | Modular Kitchen |

VIHANG VERMONT

COMMERCIALS

Configuration

Rate Per
Sqft

Agreement
Value

Box Price

| | | | |
|-------|----|----|-------------------------|
| 1 BHK | -- | -- | INR 6817200 |
| 2 BHK | -- | -- | INR 8736000 to 11138400 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 5% | 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 | NA |
| Bank Approved Loans | DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

Transaction History

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

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 | 73 |
| Connectivity | 30 |
| Infrastructure | 50 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 68 |
| People | 39 |
| Amenities | 48 |

| | |
|------------------|---------------|
| Building | 53 |
| Layout | 38 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 47/100 |

VIHANG VERMONT

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