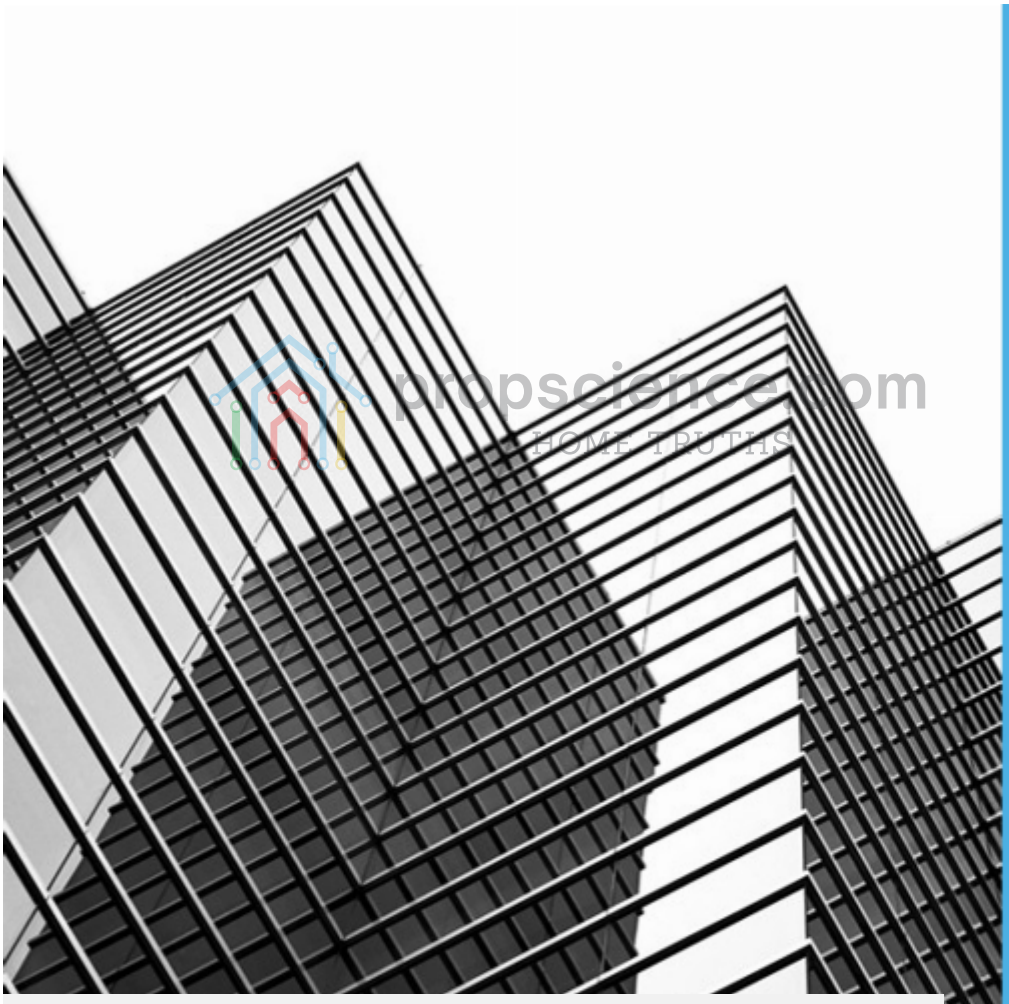
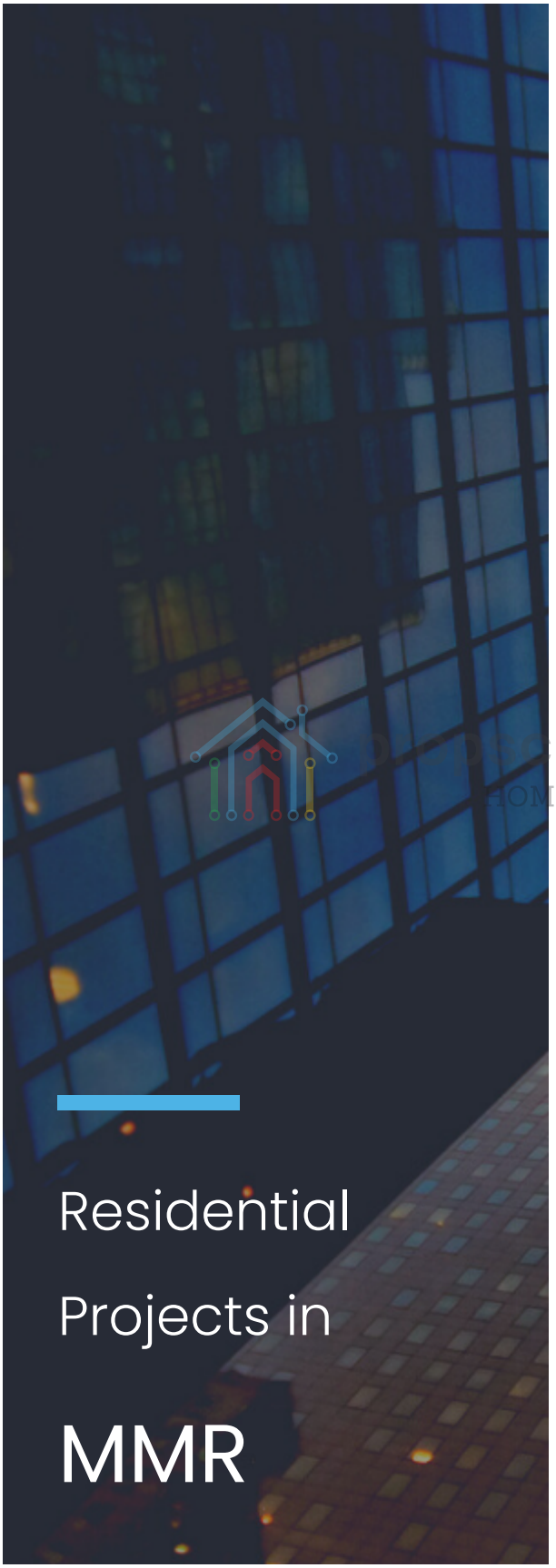
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PROP REPORT



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.

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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 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

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HOME TRUTHS

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.

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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

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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

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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

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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

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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

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Building	53
Layout	38
Interiors	53
Pricing	30
Total	**47/100**

VIHANG VERMONT

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