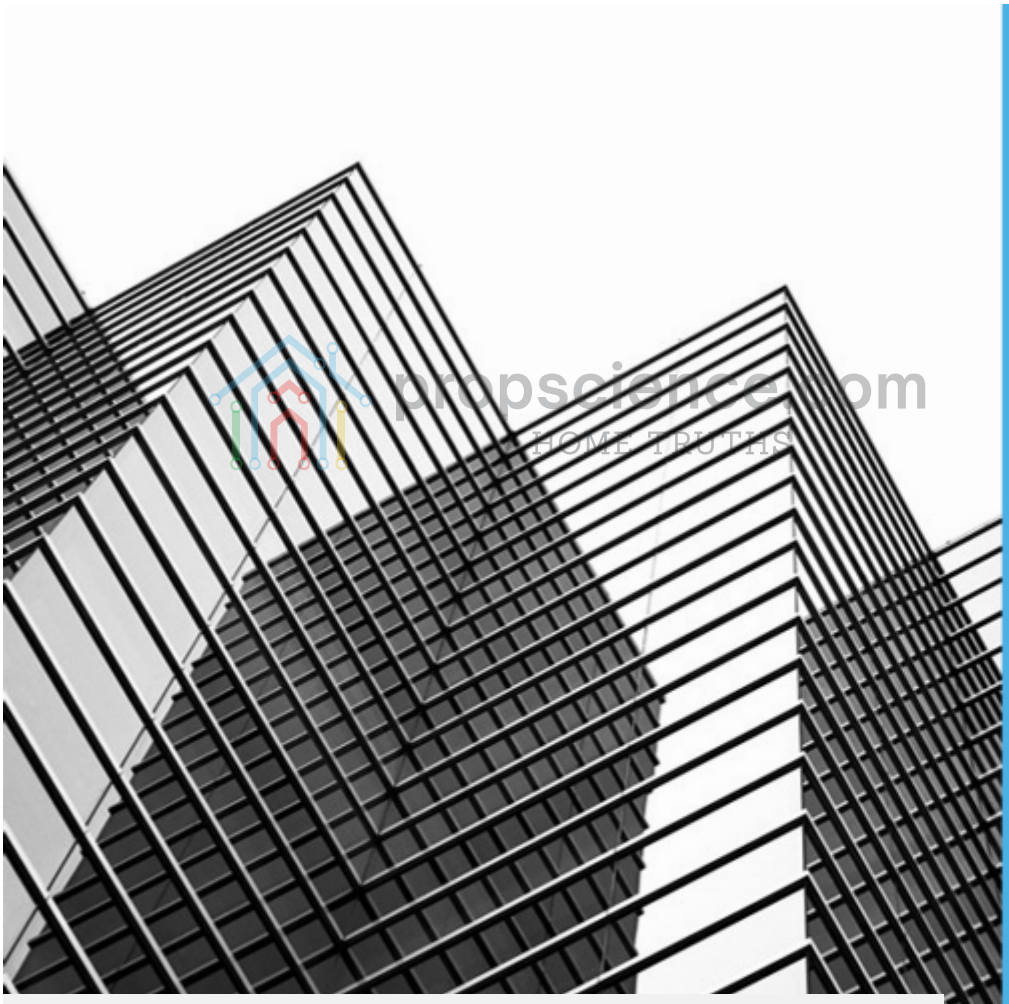
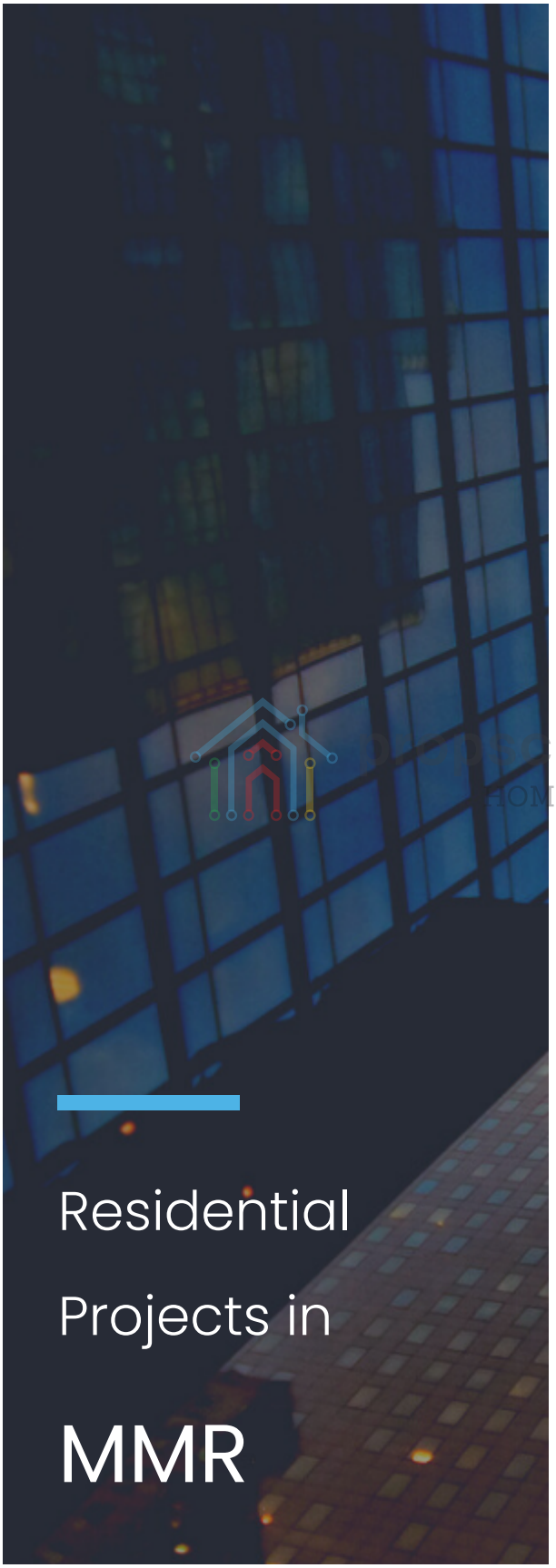
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PROP REPORT



Vivaan Yashodarshan Residency

MahaRERA Number : P51700016428



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 Kalyan East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Ganeshwadi	NA	Ward D

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Kalyan Raliway Station **4.3 Km**
- Siddhivinayak Hospital **1.6 Km**
- Don Bosco School **3.3 Km**
- Metro Junction Mall **2.5 Km**

VIVAAN YASHODARSHAN RESIDENCY

LAND & APPROVALS

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

VIVAAN YASHODARSHAN RESIDENCY

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HOME OF TRUTHS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VIVAAN YASHODARSHAN RESIDENCY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	1620 Acre	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

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VIVAAN YASHODARSHAN RESIDENCY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Yashodarshan Residency	2	14	6	1 BHK,2 BHK	84

First Habitable Floor	1st

Services & Safety

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

VIVAAN YASHODARSHAN RESIDENCY

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	374 sqft
2 BHK	600 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

VIVAAN YASHODARSHAN RESIDENCY

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9532.09	INR 3565000	INR 3900000
2 BHK	INR 9300	INR 5580000	INR 6200000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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

Transaction History

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

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VIVAAN YASHODARSHAN RESIDENCY

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	38
Connectivity	23
Infrastructure	58
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	45
Pricing	30
Total	41/100

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