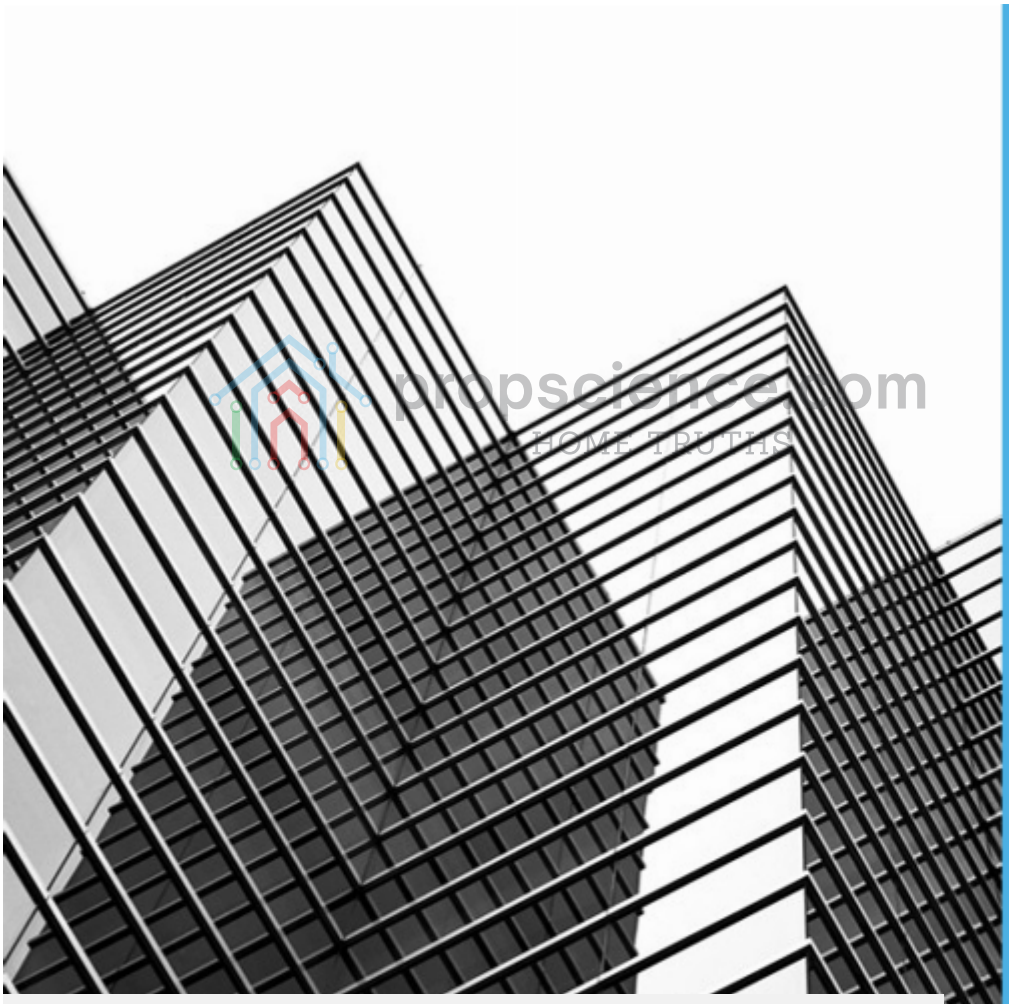
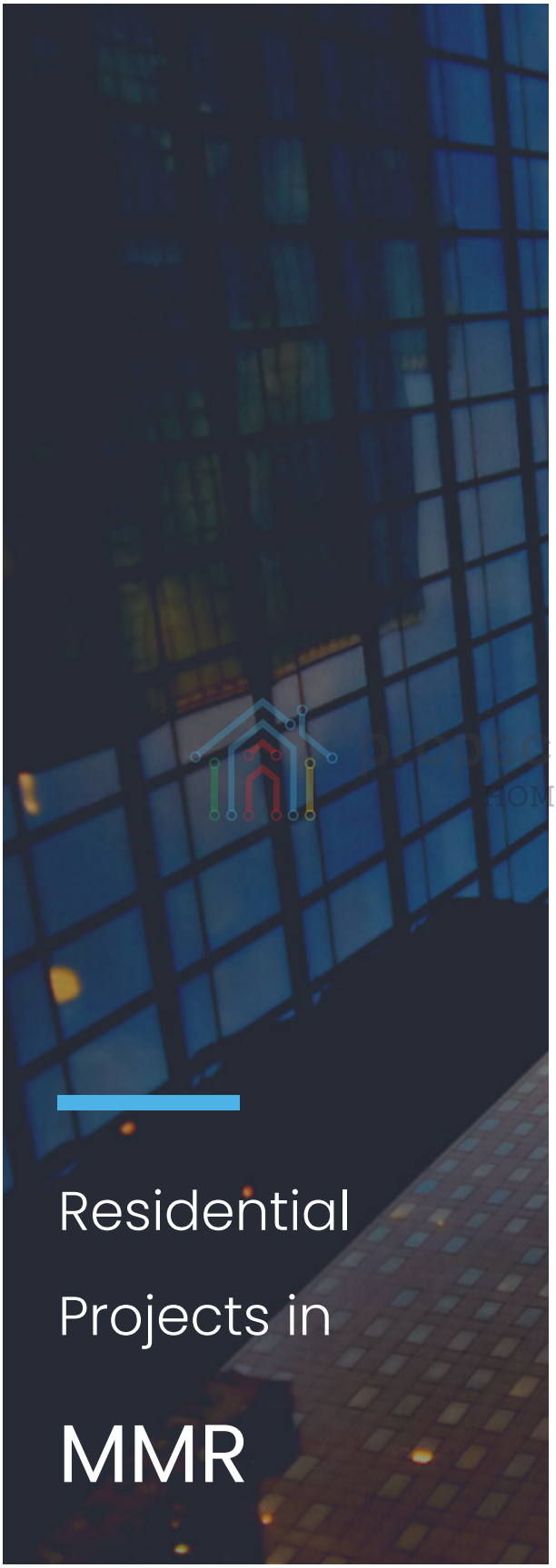
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PROP REPORT



Viva Vedanta

MahaRERA Number : P99000016520



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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

Connectivity & Infrastructure

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HOME TRUTHS

- Virar Railway Station **1.4 Km**
- Sanjivani Hospital **1.6 Km**
- Moreshwar Vidyalaya **1.9 Km**
- D Mart **2.6 Km**

VIVA VEDANTA

LAND & APPROVALS

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

June 2021	NA	1

VIVA VEDANTA

BUILDER & CONSULTANTS

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VIVA VEDANTA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.61 Acre	1 BHK,2 BHK

Project Amenities

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

VIVA VEDANTA

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	12	6	1 BHK,2 BHK	72
Wing B	2	12	6	1 BHK,2 BHK	72
First Habitable Floor				NA	

Services & Safety

- **Security :** NA
- **Fire Safety :** NA

- **Sanitation :** NA
- **Vertical Transportation :** NA

VIVA VEDANTA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	345 - 388 sqft
2 BHK	396 - 485 sqft
1 BHK	345 - 388 sqft
2 BHK	396 - 485 sqft

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HOME TRUTHS

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

VIVA VEDANTA

COMMERCIALS

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HOME FRUITS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9536.08	--	INR 3315000 to 3700000
2 BHK	INR 9134.02	--	INR 3915000 to 4430000

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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

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HOME TRUTHS

Transaction History

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

VIVA VEDANTA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2022	409	9	INR 4499000	INR 11000

April 2021	347	8	INR 3382500	INR 9747.84
March 2021	409	4	INR 3322000	INR 8122.25
March 2021	486	8	INR 4499000	INR 9257.2
February 2021	486	2	INR 3817996	INR 7855.96
August 2020	483	6	INR 4000000	INR 8281.57
February 2020	396	7	INR 3577000	INR 9032.83
February 2020	416	7	INR 3969000	INR 9540.87
January 2020	459	7	INR 3797500	INR 8273.42
January 2020	347	5	INR 2870000	INR 8270.89
January 2020	416	4	INR 3969000	INR 9540.87

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HOME TRUTHS

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	45
Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	44
Project	68
People	46
Amenities	36

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HOME TRUTHS

Building	53
Layout	38
Interiors	30
Pricing	30
Total	**44/100**

VIVA VEDANTA

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HOME TRUTHS

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