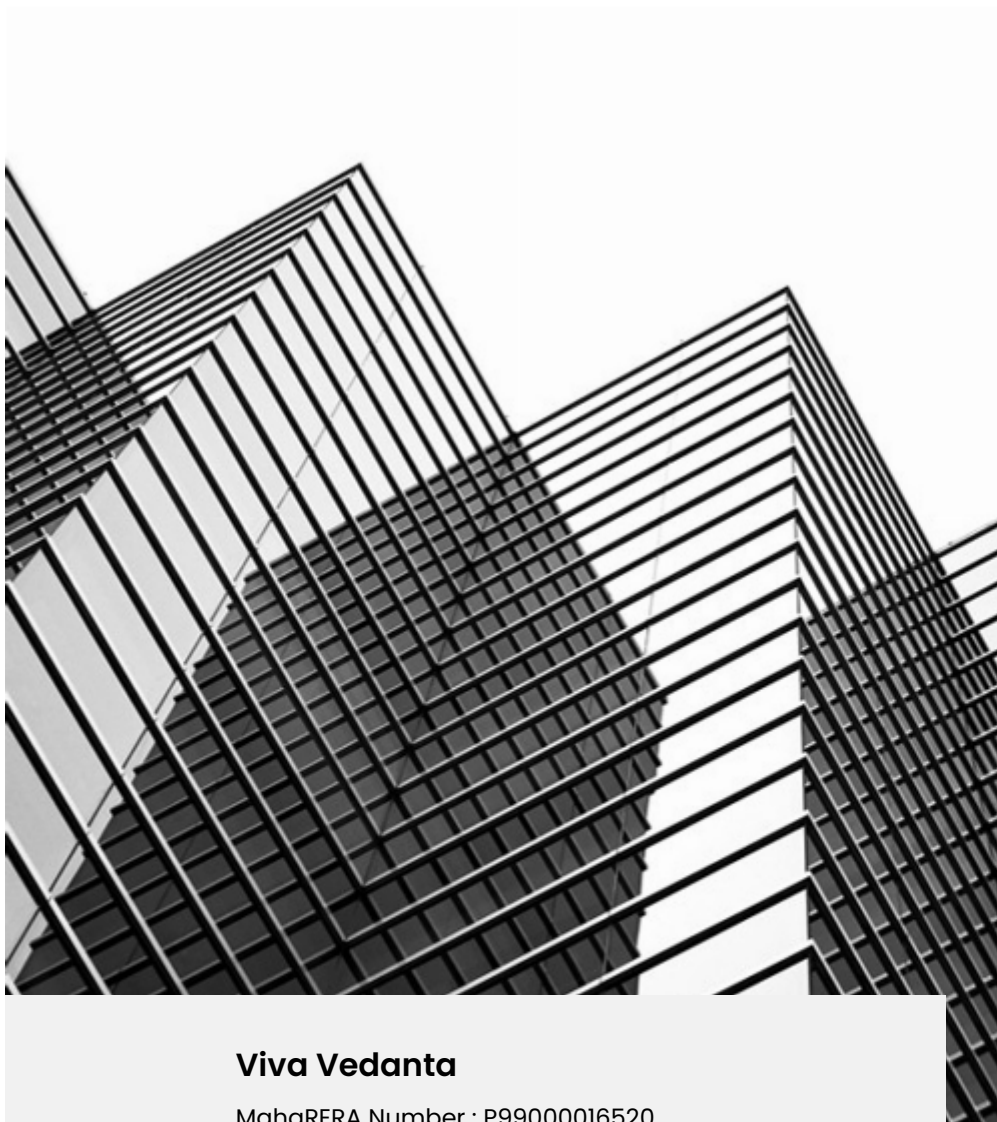


propscience.com

# 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.

## 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

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

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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June 2021

NA

1

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## 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.

**Project Funded By**

**Architect**

**Civil Contractor**

NA

NA

NA

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## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

Completed on 31st December, 2021

0.61 Acre

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

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

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## 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

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
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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 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
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5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

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

### Transaction History

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

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## ANNEXURE A

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



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

# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	45
<b>Connectivity</b>	48
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	36

<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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VIVA VEDANTA

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