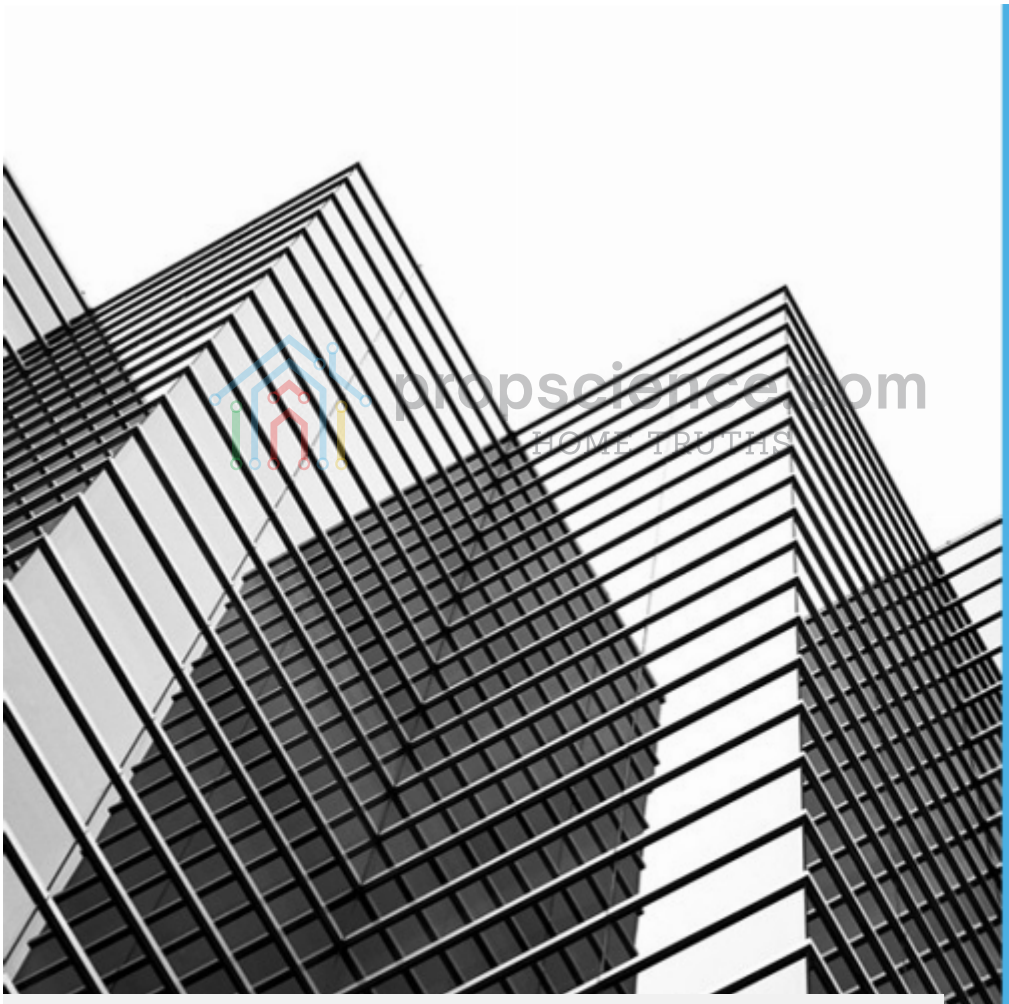
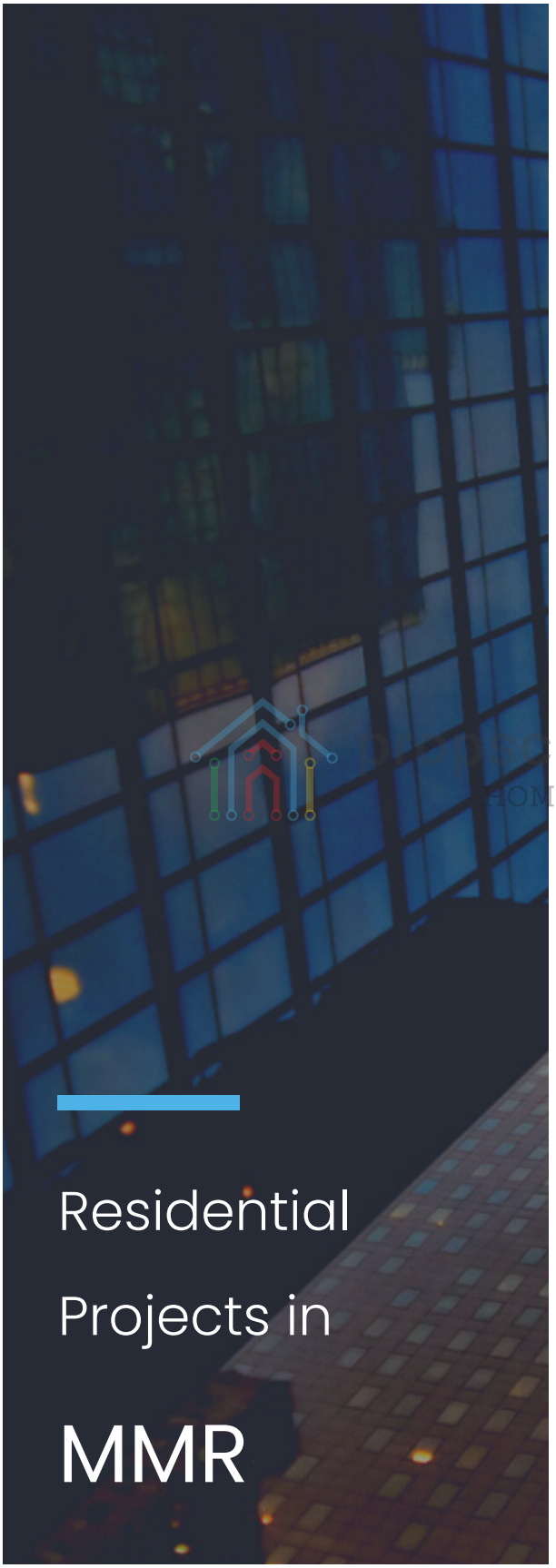
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PROP REPORT



Raheja Vivariea - Building 2 Phase 2

MahaRERA Number : P51900008014



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
Jacob Circle Sub Post office	Jacob Circle Agripada police station	Ward F South

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB.

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Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, **17.00 Km**
- Chhatrapati Shivaji Maharaj International Airport **17.50 Km**
- Agripada Bus Stop **550 Mtrs**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, **4.90 Km**
- Sane Guruji Marg, Mumbai, Maharashtra **850 Mtrs**
- Wockhardt Hospitals, Mumbai Central, Police Station, 1877, Dr Anandrao Nair Marg, Near Agripada, Mumbai Central, **350 Mtrs**
- School Of The Sacred Heart, Sunderdas Terrace, Shaikh Hafizuddin Marg, Ashadham Colony, Byculla, **1.20 Km**
- Phoenix Palladium, 462, Senapati Bapat Marg, Lower Parel, **2.40 Km**
- DMart Ready, Unity Park CHSL - Agripada Shop No. 14, Unity Park CHSL, R.B.Chandorkar Rd, New Police Line, Agripada, Mumbai, Maharashtra 400011 **600 Mtrs**

RAHEJA VIVARIEA - BUILDING 2 PHASE 2

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	2	1

RAHEJA VIVARIEA - BUILDING 2 PHASE 2

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BUILDER & CONSULTANTS

K Raheja Corp Pvt Ltd is a Mumbai based real estate company established in 1979. Founded by Mr. Chandru L Raheja, today its board of directors include Ramesh Mohanlal Valecha, Neel Chandru Raheja, Sunil Madhav Hingorani, Ramesh Ranganathan, and Ravi Chandru Raheja. The legacy of K Raheja Corp spans across four decades, with the company having set up landmarks retail centres such as Shoppers Stop, Crosswords, esteemed medical institutes such as S L Raheja Hospital and several luxury residential complexes. Customer centricity, ethics, and environmentally friendly procedures have been at the forefront of the company's efforts to create extraordinary spaces. With a significant presence in Mumbai, Pune, Hyderabad, and Goa, K Raheja Corp. has been reinventing luxury living across the country.

Project Funded By	Architect	Civil Contractor

NA	NA	NA

RAHEJA VIVARIEA - BUILDING 2 PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2019	14.84 Acre	3 BHK,4 BHK

Project Amenities

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Sports	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Spa,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Barbeque Pit,Day Care,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Vivariea - Building 2 Phase 2	5	57	2	3 BHK,4 BHK	114
First Habitable Floor				11th floor	

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	2058 - 4117 sqft
4 BHK	2888 - 5776 sqft

Floor To Ceiling Height	NA
Views Available	NA

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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 71000	INR 146118000	INR 146118000 to 292307000
4 BHK	INR 71000	INR 205048000	INR 205048000 to 410096000

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

GST	Stamp Duty	Registration
0%	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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

RAHEJA VIVARIEA - BUILDING 2 PHASE 2

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	2949	24	INR 235000000	INR 79688.03
February 2022	2058	10	INR 132500000	INR 64382.9
September 2021	2949	32	INR 250200000	INR 84842.32
July 2021	2058	37	INR 150000000	INR 72886.3
April 2021	2888	39	INR 173857500	INR 60199.97

April 2021	2058	39	INR 105612500	INR 51318.03
March 2021	2058	36	INR 101000000	INR 49076.77
January 2021	2504	10	INR 99500000	INR 39736.42
August 2020	3481	7	INR 208000000	INR 59752.94
January 2020	2058	37	INR 147101500	INR 71477.89
January 2020	2058	41	INR 112101400	INR 54471.04
December 2019	2058	30	INR 126116250	INR 61280.98
October 2019	2264	2	INR 109606250	INR 48412.65

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RAHEJA VIVARIEA - BUILDING 2 PHASE 2

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	55
Connectivity	73
Infrastructure	92
Local Environment	100
Land & Approvals	56
Project	68
People	56
Amenities	70
Building	57
Layout	60
Interiors	53

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Pricing	30
Total	**64/100**

RAHEJA VIVARIEA - BUILDING 2 PHASE 2

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