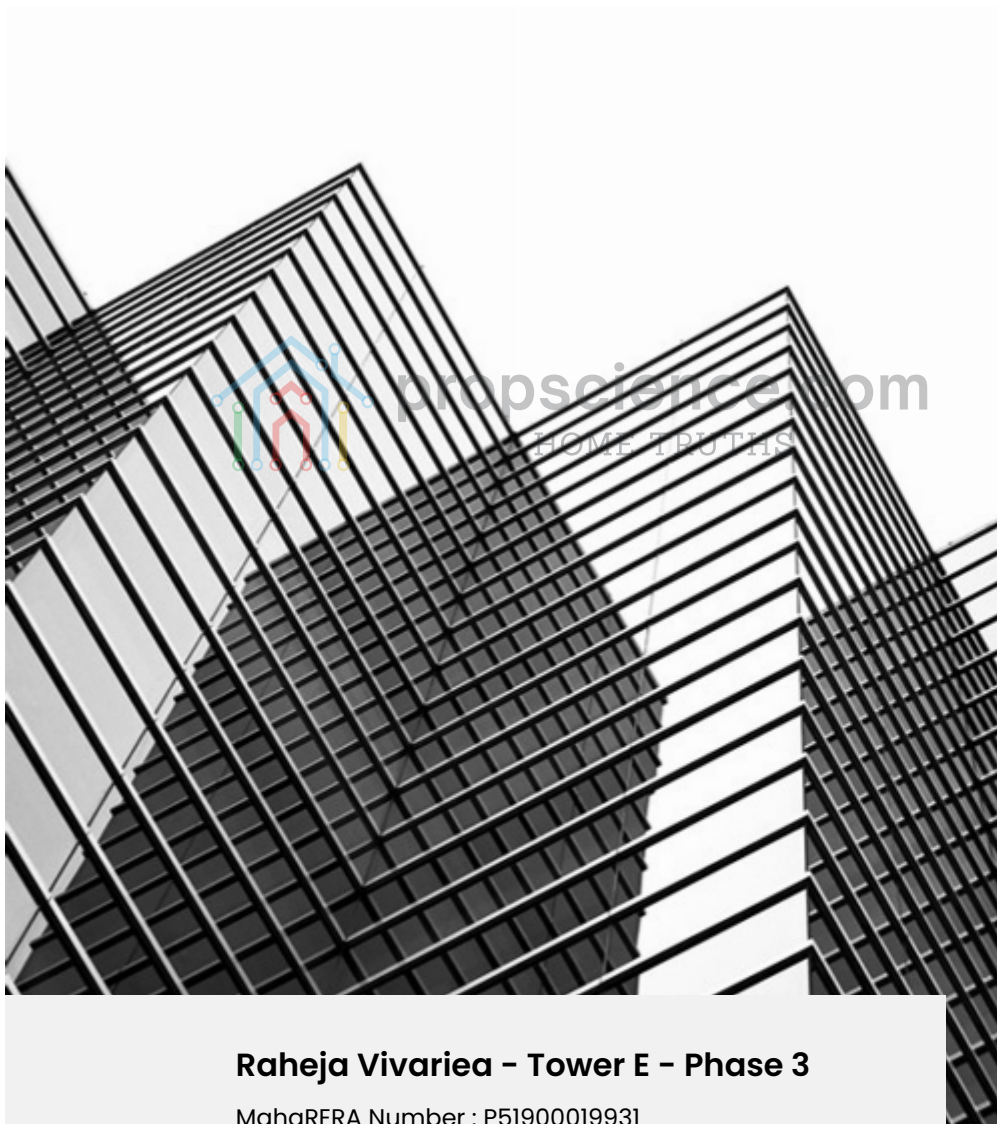


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# PROP REPORT



**Raheja Vivariewa - Tower E - Phase 3**

MahaRERA Number : P51900019931



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.

RAHEJA VIVARIEA - TOWER

E - PHASE 3

## 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 76 AQI

### Connectivity & Infrastructure



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- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **16.30 Km**
- Chhatrapati Shivaji Maharaj International Airport **16.80 Km**
- Agripada Bus Stop **550 Mtrs**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **4.90 Km**
- Eastern Express Hwy, Sector 3, Chedda Nagar, Mumbai, Maharashtra **17.80 Km**
- Wockhardt Hospitals, Mumbai Central, Police Station, 1877, Dr Anandrao Nair Marg, Near Agripada, Mumbai Central, Mumbai, Maharashtra 400011 **450 Mtrs**
- School Of The Sacred Heart, Sunderdas Terrace, Shaikh Hafizuddin Marg, Ashadham Colony, Byculla, Mumbai, Maharashtra 400008 **1.50 Km**
- Phoenix Palladium, 462, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013 **2.70 Km**
- DMart Ready **30.00 Mtrs**

RAHEJA VIVARIEA - TOWER

E - PHASE 3

## LAND & APPROVALS

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

RAHEJA VIVARIEA - TOWER

E - PHASE 3

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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 – TOWER  
E – PHASE 3

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	14.84 Acre	3 BHK,4 BHK,Duplex

### Project Amenities



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Badminton Court,Basketball Court,Squash  
Court,Tennis Court,Swimming Pool,Kids Play  
Area,Kids Pool,Gymnasium,Indoor Games Area

#### Sports

#### Leisure

Yoga Room / Zone,Spa

#### Business & Hospitality

Clubhouse,Community Hall

#### Eco Friendly Features

Waste Segregation,Landscaped Gardens

RAHEJA VIVARIEA – TOWER  
E – PHASE 3

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Vivariera - Tower E	5	57	2	3 BHK,4 BHK,Duplex	114

First Habitable Floor

2 nd floor

## 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

RAHEJA VIVARIEA - TOWER  
E - PHASE 3

# FLAT INTERIORS

Configuration

RERA Carpet Range

3 BHK	2056 sqft
4 BHK	2892 sqft
Duplex	4111 sqft

<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Water Body / City Skyline

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

RAHEJA VIVARIEA – TOWER  
E – PHASE 3

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 71000	INR 145976000	INR 145976000
4 BHK	INR 71000	INR 205332000	INR 205332000
Duplex	INR 71000	INR 291881000	INR 291881000

**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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	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 – TOWER  
E – PHASE 3

## 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	55
Infrastructure	92
Local Environment	83

<b>Land &amp; Approvals</b>	56
<b>Project</b>	75
<b>People</b>	56
<b>Amenities</b>	44
<b>Building</b>	57
<b>Layout</b>	97
<b>Interiors</b>	53
 <b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

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RAHEJA VIVARIEA - TOWER  
E - PHASE 3

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