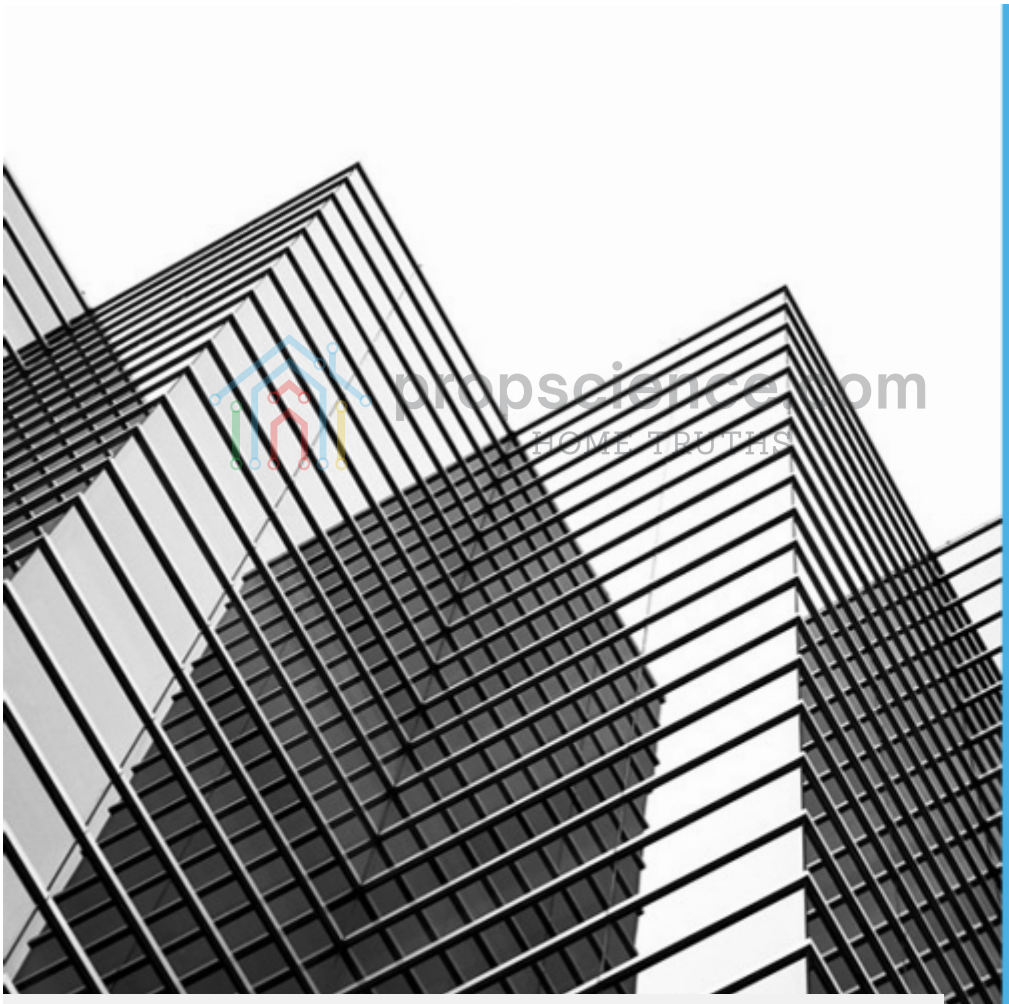
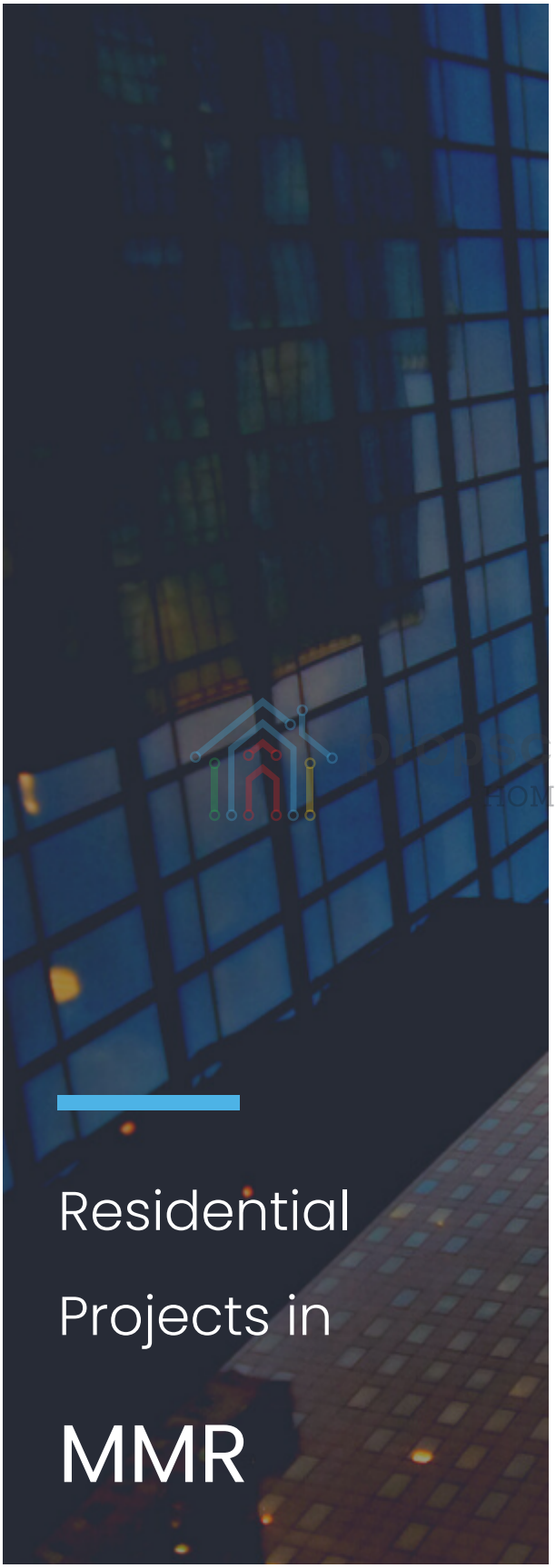
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PROP REPORT



Mahindra Vicino (A3A4)

MahaRERA Number : P51800022067



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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

Post Office	Police Station	Municipal Ward
Juhu PO	Andheri Police Station	Ward G South

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 66 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **3.3 Km**
- Andheri West Bus Depot **3.4 Km**
- Metro Station Chakala **1.7 Km**
- Andheri East Railway Station **2.8 Km**
- Western Express highway **350 Mtrs**
- Holy Spirit Hospital **2.6 Km**
- Bombay Cambridge International School **2.1 Km**
- Carnival Cinemas **1.9 Km**
- D Mart **2.6 Km**

MAHINDRA VICINO (A3A4)

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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MAHINDRA VICINO (A3A4)

BUILDER & CONSULTANTS

Mahindra Lifespace Developers Ltd. is an Indian real estate and infrastructure development company headquartered in Mumbai and founded by Mr. Arvind Subramanian in 1994. The group has a total of 43 residential projects under its wing, with 18.05 million Sqft completed residential developments and 9.30 million Sqft ongoing and forthcoming residential developments. The company has its projects in Mumbai, Chennai, Pune, Gurgaon, Nagpur, Bengaluru, and Alibaug. They have bagged numerous awards such as CII National Safety Practice Awards – Gold Award in the Service Sector/ 4th National safety practice competition- CII- For excellence in workplace safety – MWC Jaipur and CIDC Vishwakarma Award for the year 20-21 – Award for Corona Warriors – Mahindra Lifespaces (MLDL)

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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MAHINDRA VICINO (A3A4)

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2024	6383.8 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Basketball Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

MAHINDRA VICINO (A3A4)

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vinico A3A4	4	14	7	1 BHK,2 BHK	98

First Habitable Floor	1

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design

- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

MAHINDRA VICINO (A3A4)

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	655 - 903 sqft
1 BHK	483 - 518 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Geyser

MAHINDRA VICINO (A3A4)

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 29967.75	INR 14474423	INR 16096153 to 17262541
2 BHK	INR 30097	INR 19713535	INR 21962150 to 30277590

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	Time Linked Payment
Bank Approved Loans	Axis Bank,Kotak Bank

Transaction History

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

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MAHINDRA VICINO (A3A4)

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	1454	NA	INR 39092717	INR 26886.33
June 2022	1454	NA	INR 38914376	INR 26763.67
June 2022	1425	NA	INR 37377509	INR 26229.83

May 2022	1454	NA	INR 39695277	INR 27300.74
May 2022	894	NA	INR 24474478	INR 27376.37
May 2022	850	NA	INR 23614275	INR 27781.5
April 2022	850	NA	INR 23970233	INR 28200.27
April 2022	733	NA	INR 18714080	INR 25530.8
April 2022	894	NA	INR 24997732	INR 27961.67
March 2022	1036	NA	INR 26457548	INR 25538.17
March 2022	542	NA	INR 13670520	INR 25222.36
March 2022	581	6	INR 14546799	INR 25037.52
February 2022	542	11	INR 14212440	INR 26222.21
February 2022	542	10	INR 14122900	INR 26057.01
January 2022	733	9	INR 18727500	INR 25549.11
January 2022	542	7	INR 13911260	INR 25666.53

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December 2021	1036	9	INR 25939733	INR 25038.35
December 2021	542	11	INR 14033848	INR 25892.71
December 2021	1036	5	INR 26108450	INR 25201.21
November 2021	865	NA	INR 21259434	INR 24577.38

MAHINDRA VICINO (A3A4)

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.

Category	Score
Place	65
Connectivity	80

Infrastructure	100
Local Environment	100
Land & Approvals	50
Project	83
People	56
Amenities	76
Building	67
Layout	49
Interiors	73
Pricing	30
Total	**69/100**

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MAHINDRA VICINO (A3A4)

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