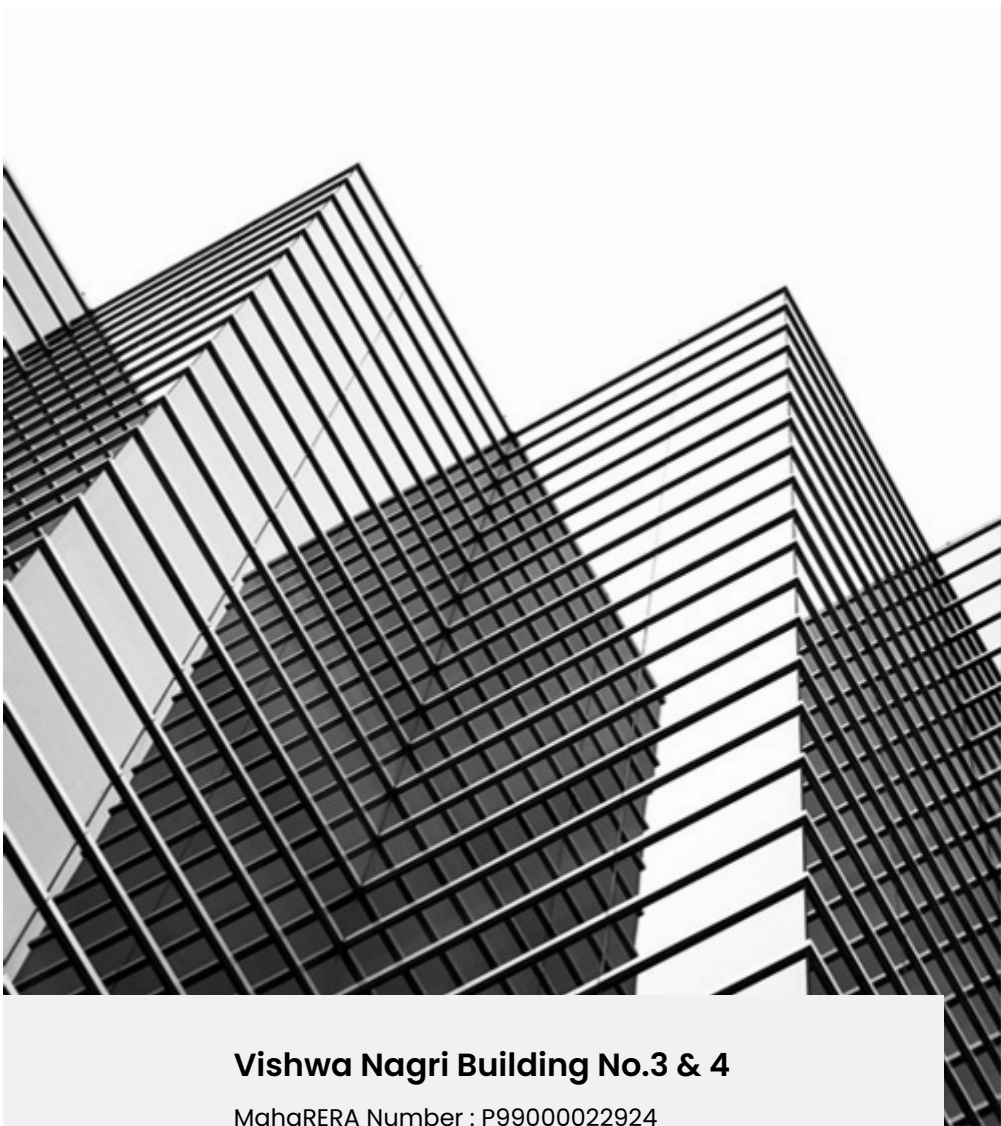


propscience.com

PROP REPORT



Vishwa Nagri Building No.3 & 4

MahaRERA Number : P99000022924



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.

VISHWA NAGRI BUILDING

NO.3 & 4

LOCATION

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 169 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **53.5 Km**
- Golani Naka **1.5 Km**
- Vasai Railway Station **4 Km**
- Waliv Naka NH48 **5 Km**
- Platinum Hospital Vasai **500 Mtrs**
- Vidya Vikasini School (ICSE) **1.7 Km**
- The Capital Mall **4.5 Km**
- The Capital Mall **4.5 Km**

VISHWA NAGRI BUILDING

NO.3 & 4

LAND & APPROVALS

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

VISHWA NAGRI BUILDING

NO.3 & 4

BUILDER & CONSULTANTS

Established in the early 1960s, the Ajmera Group is one of India's leading conglomerates with ventures in real estate, solar power, cement, steel, education and more. Its real estate wing is recognised as one of India's leading companies with a presence in Mumbai, Pune, Rajkot, Ahmedabad, Bengaluru and London. The Ajmera Group has successfully delivered over 28million square feet of space in India and abroad. Their residential projects are synonymous with quality, innovative construction, technology, comfort, aesthetic appeal, and value for money. Ajmera Realty & Infra India Ltd. has won "Developers of the Year-Residential Category Award" by 11th Realty + Excellence Awards 2019- West.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VISHWA NAGRI BUILDING

NO.3 & 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2022	1184.97 Sqmt	Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

VISHWA NAGRI BUILDING

NO.3 & 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Vishwa Nagri Building No.3	1	4	16	Studio	64
Vishwa Nagri Building No.4	1	4	16	Studio	64
First Habitable Floor			Ground Floor		

Services & Safety

- **Security** : Society Office, Security Staff
- **Fire Safety** : NA
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

VISHWA NAGRI BUILDING
NO.3 & 4

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	188 - 293 sqft

Studio	188 - 293 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
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Views Available	Open Grounds / Landscape / Project Amenities
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Flooring	Vitrified 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
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

VISHWA NAGRI BUILDING
NO.3 & 4

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 7936.17	INR 1492000	INR 1650000 to 2585000

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

GST	Stamp Duty	Registration
1%	7%	INR 26000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 11040

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,SBI Bank

Transaction History

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

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	63
Infrastructure	76
Local Environment	80
Land & Approvals	44
Project	76
People	56

Amenities	30
Building	55
Layout	53
Interiors	48
Pricing	50
Total	57/100

VISHWA NAGRI BUILDING
NO.3 & 4

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