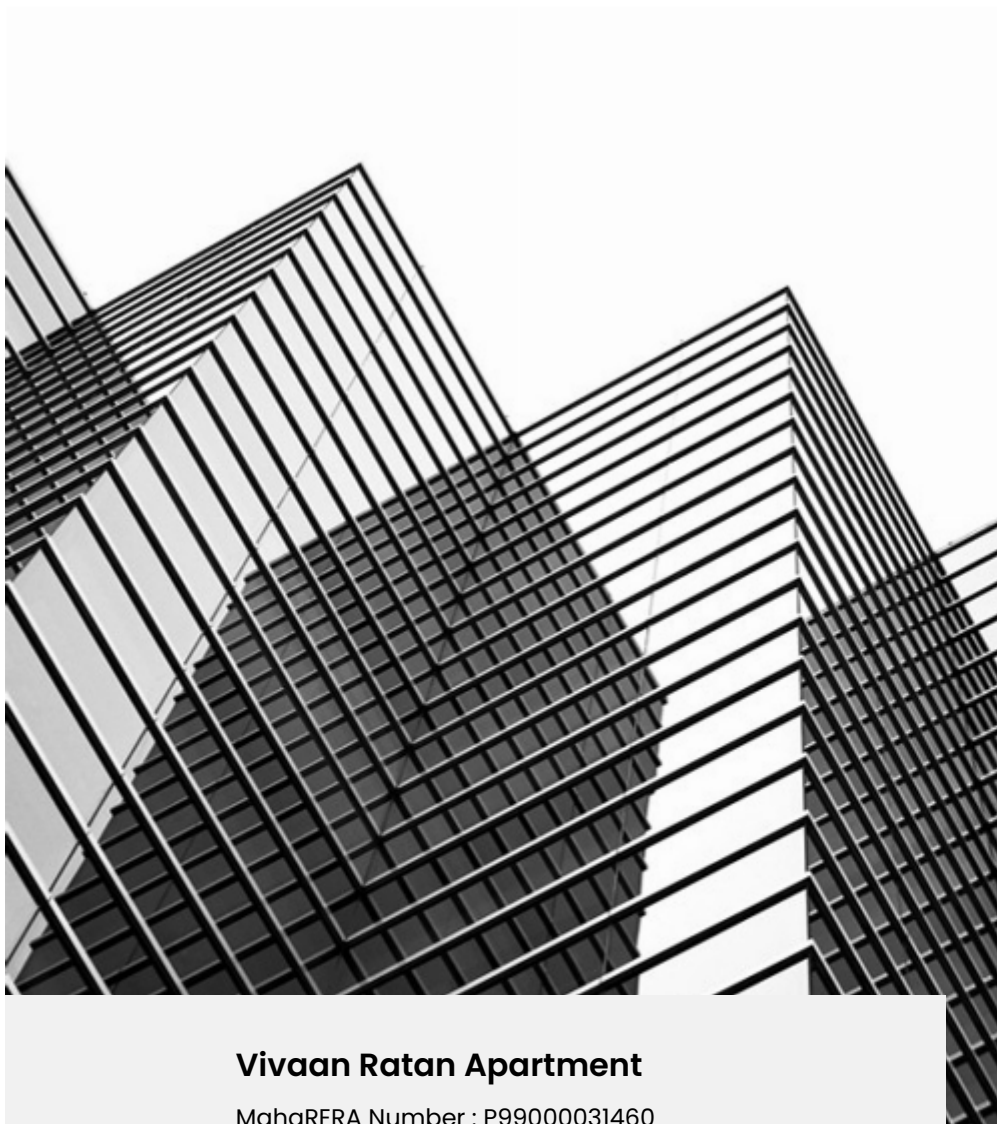


propscience.com

PROP REPORT



Vivaan Ratan Apartment

MahaRERA Number : P99000031460



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.

VIVAAN RATAN

APARTMENT

LOCATION

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | 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 Km**
- Papdy Talav **200 Mtrs**
- Vasai Railway Station **4.5 Km**
- Waliv Naka **13 Km**
- Janseva Hospital **800 Mtrs**
- Tree House High School **2.5 Km**
- Dattani Square Mall **500 Mtrs**
- D Mart **1 Km**

VIVAAN RATAN

APARTMENT

LAND & APPROVALS

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

VIVAAN RATAN
APARTMENT

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

VIVAAN RATAN
APARTMENT

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 31st December, 2024

384.60 Sqmt

1 BHK,2 BHK

Project Amenities

| | |
|-----------------------------------|---------------|
| Sports | NA |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Water Storage |

VIVAAN RATAN

APARTMENT

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Vivaan Ratan Apartment | 1 | 4 | 4 | 1 BHK | 16 |
| Vivaan Ratan Apartment | 1 | 4 | 4 | 2 BHK | 16 |

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Society Office,Security Staff
- **Fire Safety** : NA
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

VIVAAN RATAN
APARTMENT

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 312 sqft |
| 2 BHK | 481 sqft |

| | |
|-------------------------|---------------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Water Body / City Skyline |

| | |
|----------|----------------------------------|
| 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 |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

VIVAAN RATAN
APARTMENT

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 1 BHK | INR 5700 | INR 1778400 | INR 2020672 |
| 2 BHK | INR 5700 | INR 2741700 | INR 3033619 |

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

| | | |
|------------|-------------------|---------------------|
| GST | Stamp Duty | Registration |
|------------|-------------------|---------------------|

| | | |
|-------------------|------------------------|----------------------|
| 1% | 6% | INR 70000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 300000 | INR 20000 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bajaj Finance Ltd,LIC Housing Finance Ltd |

Transaction History

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

VIVAAN RATAN
APARTMENT

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 | 86 |
| Local Environment | 80 |
| Land & Approvals | 44 |
| Project | 74 |
| People | 39 |
| Amenities | 30 |
| Building | 55 |
| Layout | 63 |
| Interiors | 55 |
| Pricing | 40 |
| Total | 56/100 |

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