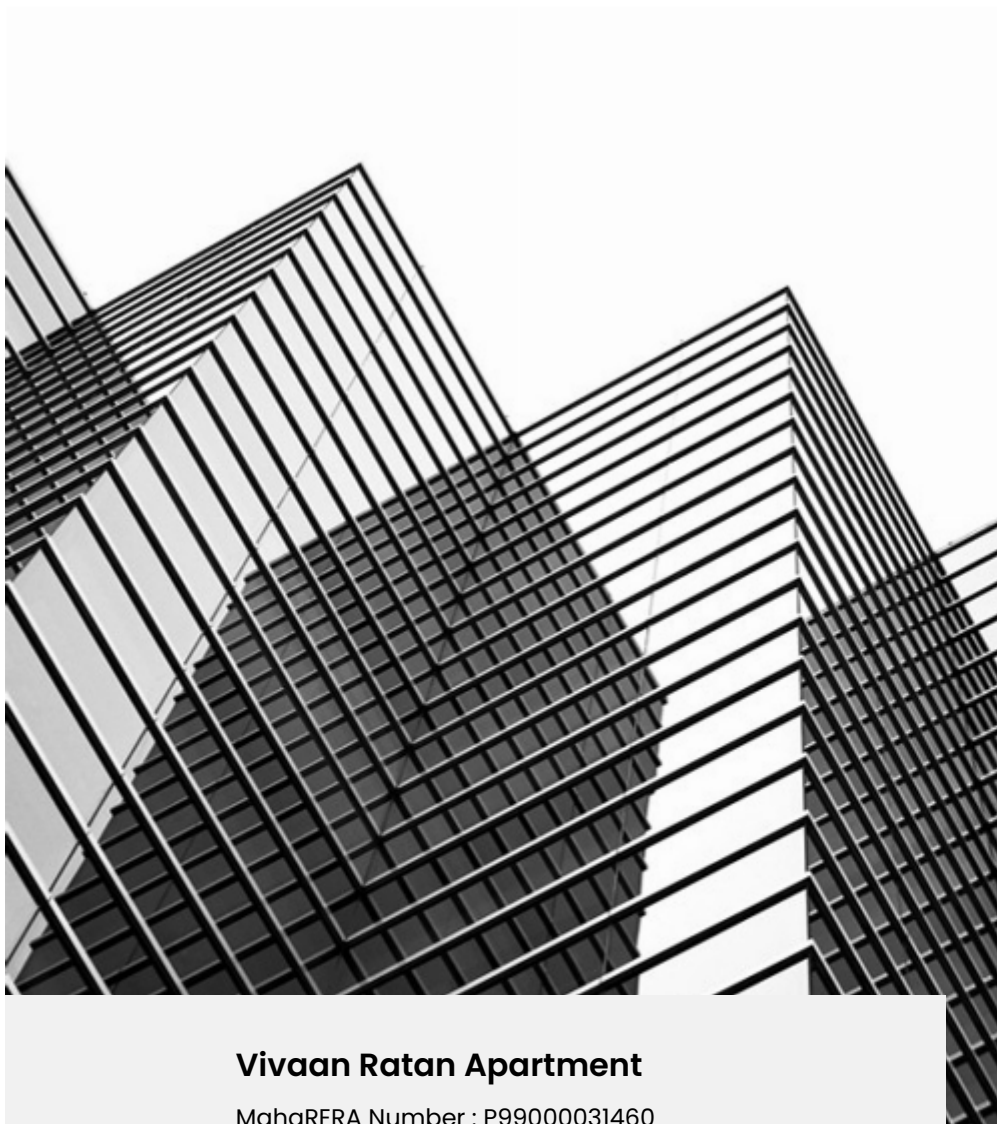


propscience.com

# PROP REPORT



**Vivaan Ratan Apartment**

MahaRERA Number : P99000031460



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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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VIVAAN RATAN

APARTMENT

## LOCATION

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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**

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VIVAAN RATAN

APARTMENT

# LAND & APPROVALS

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

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VIVAAN RATAN  
APARTMENT

# BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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VIVAAN RATAN  
APARTMENT

# PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2024

384.60 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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1%	6%	INR 70000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 300000	INR 20000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	55
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	55
<b>Layout</b>	63
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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