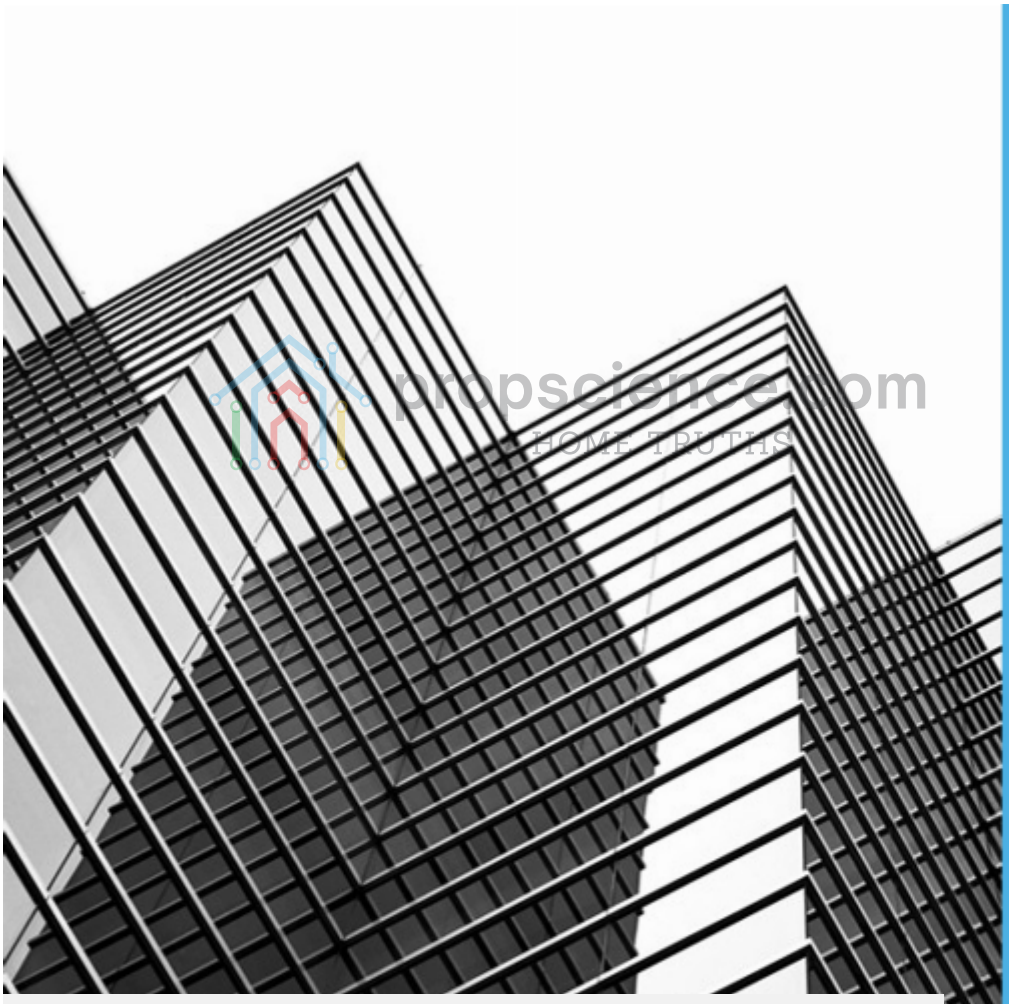
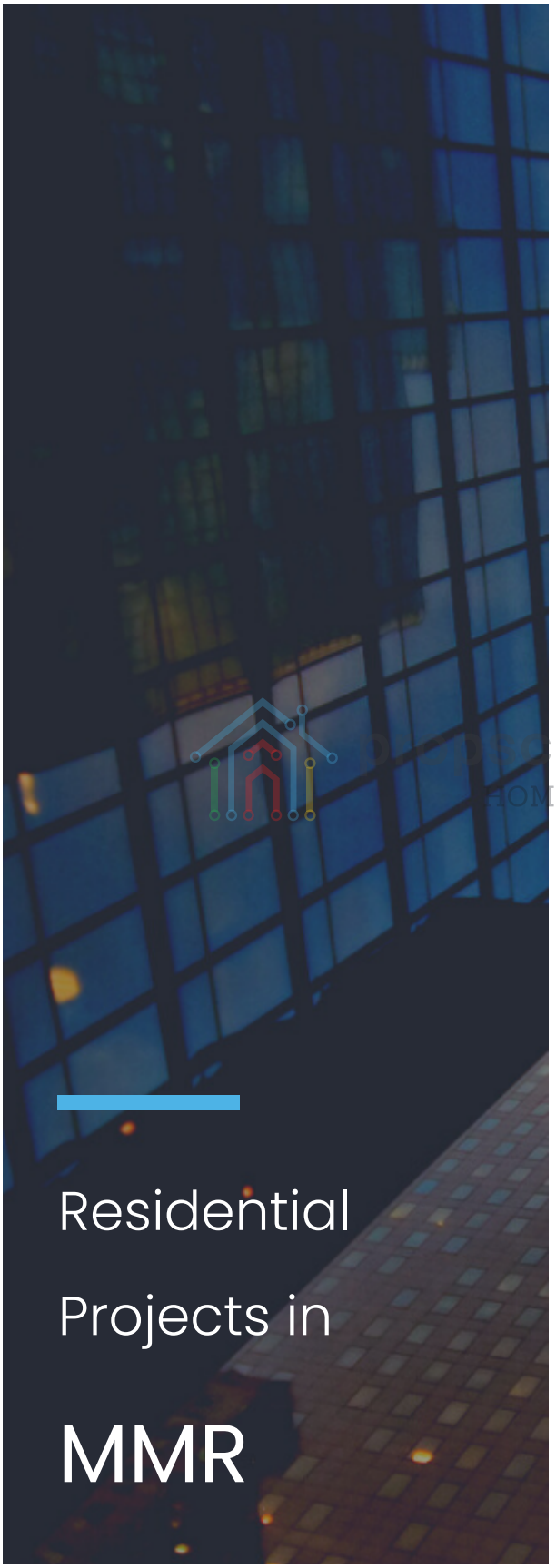
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PROP REPORT



Jai Vivanta S Bliss

MahaRERA Number : P51700014993



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 Bhiwandi -Thane Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
NA	Bhiwandi Taluka Police Station	NA

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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 74 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- International Airport **35.3 Km**
- Bhiwandi Road **5.5 Km**
- Aasha Multi Speciality Hospital **1.2 Km**
- Blossom English High School **7.0 Km**
- Viviana Mall **8.2 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Jai Bhawani Orchid Infra Llp is a limited liability company established on June 27, 2016. It is registered with the Mumbai Business Register. Satish Kiranraj Punamiya and Chirag Shamji Gada are the designated partners of Jai Bhawani Orchid Infra Llp. The LLP identification number is (LLPIN) AAG7855 and it is an active company. The construction industry is the main sector of commercial activities carried out in India. Jai Bhawani Orchid Infra LLP is a well-known participant in the real estate sector, and their goal has been to give the highest-quality real estate goods since the beginning. Aside from that, they offer excellent customer service and unwavering principles. The major purpose of the organisation is to deliver the greatest real estate services in all of the locations they serve.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	5312 Sqmt	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Wing A	2	10	6	1 BHK,1.5 BHK	60
Wing B	2	10	6	1 BHK,1.5 BHK	60
Wing C	2	8	4	1.5 BHK	32
Wing D	2	8	4	1.5 BHK,2 BHK	32

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	396 sqft

1.5 BHK	498 sqft
1 BHK	370 sqft
1.5 BHK	500 sqft
1.5 BHK	500 sqft
1.5 BHK	500 sqft
2 BHK	578 sqft

Floor To Ceiling Height	NA
Views Available	NA

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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,Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3034000 to 3247000
1.5 BHK	--	--	INR 4083000 to 4100000
2 BHK	--	--	INR 4739600

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2021	615	NA	INR 4286400	INR 6971
June 2021	390	NA	INR 3052400	INR 7830
April 2021	525	NA	INR 3940000	INR 7511
April 2021	390	NA	INR 3052400	INR 7830

April 2021	419	NA	INR 3120000	INR 7452
March 2021	392	NA	INR 2970650	INR 7581
March 2021	608	NA	INR 4560000	INR 7501
March 2021	392	NA	INR 2979500	INR 7603
February 2021	392	NA	INR 2655000	INR 6775
February 2021	525	NA	INR 3900600	INR 7436
February 2021	533	NA	INR 4050000	INR 7330
January 2021	419	NA	INR 2889120	INR 6901
December 2020	599	NA	INR 4432500	INR 7396
December 2020	392	NA	INR 2973600	INR 7588
December 2020	475	NA	INR 3724800	INR 7835

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November 2020	392	NA	INR 2950000	INR 7528
November 2020	392	NA	INR 2891000	INR 7377
October 2020	392	NA	INR 2876250	INR 7340
October 2020	419	NA	INR 3057600	INR 7303
October 2020	553	NA	INR 4090500	INR 7403

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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	65
Connectivity	15
Infrastructure	38
Local Environment	100
Land & Approvals	50
Project	58
People	39
Amenities	42
Building	67
Layout	38
Interiors	63
Pricing	40
Total	**51/100**

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