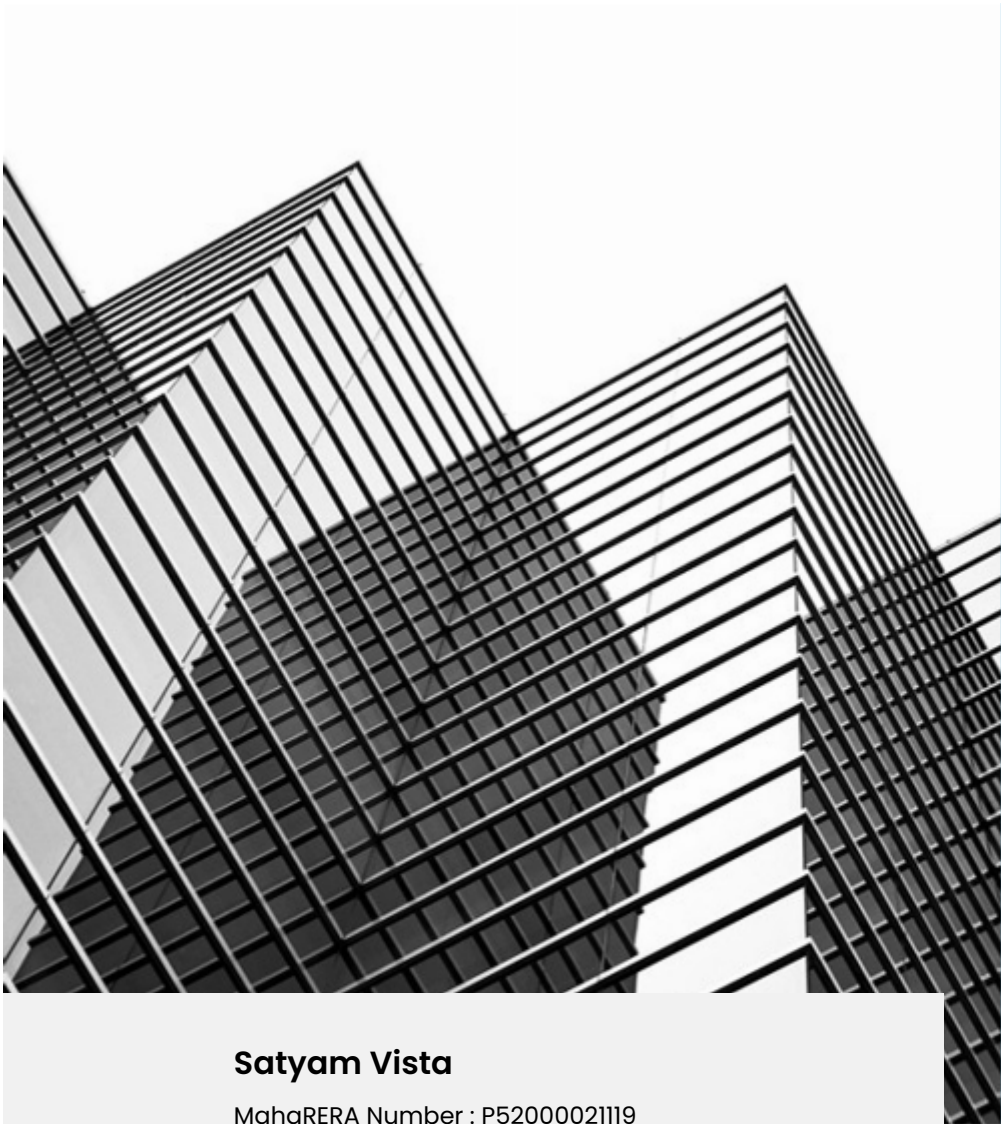


propscience.com

# PROP REPORT



**Satyam Vista**

MahaRERA Number : P52000021119



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.

## LOCATION

Post Office	Police Station	Municipal Ward
NA	Karanjade Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 150 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal I-B **48.8 Km**
- Navi Mumbai International Airport **18.3 Km**
- Bus Stop **550 Mtrs**
- Panvel Railway Station **3.7 Km**
- NH 48 **3 Km**
- Panvel Hospital **2 Km**
- K.E.S. English Medium High School **3.4 Km**
- Orion Mall **3.8 Km**
- Reliance SMART **1.4 Km**

## LAND & APPROVALS

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

SATYAM VISTA

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SATYAM VISTA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2021	524.95 Sqmt	1 BHK,2 BHK,Studio

### Project Amenities

Sports	NA
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<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

## SATYAM VISTA

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Satyam Vista	1	6	4	1 BHK,2 BHK,Studio	24

**First Habitable Floor**

1st

## Services & Safety

- **Security** : Maintenance Staff,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	268.6 - 435.4 sqft
2 BHK	457.4 sqft
Studio	174.9 - 255.8 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods

NA

SATYAM VISTA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 14409.7	INR 2800000	INR 2950000 to 3880000
1 BHK	INR 14222.8	INR 3962000	INR 4170000 to 6530000
2 BHK	INR 15992.57	INR 7315000	INR 7700000

**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	NA	INR 0

<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>	HDFC Bank

### Transaction History

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

SATYAM VISTA

## 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	53
Connectivity	73



<b>Infrastructure</b>	70
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	36
<b>Project</b>	59
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>57/100</b>

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SATYAM VISTA

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