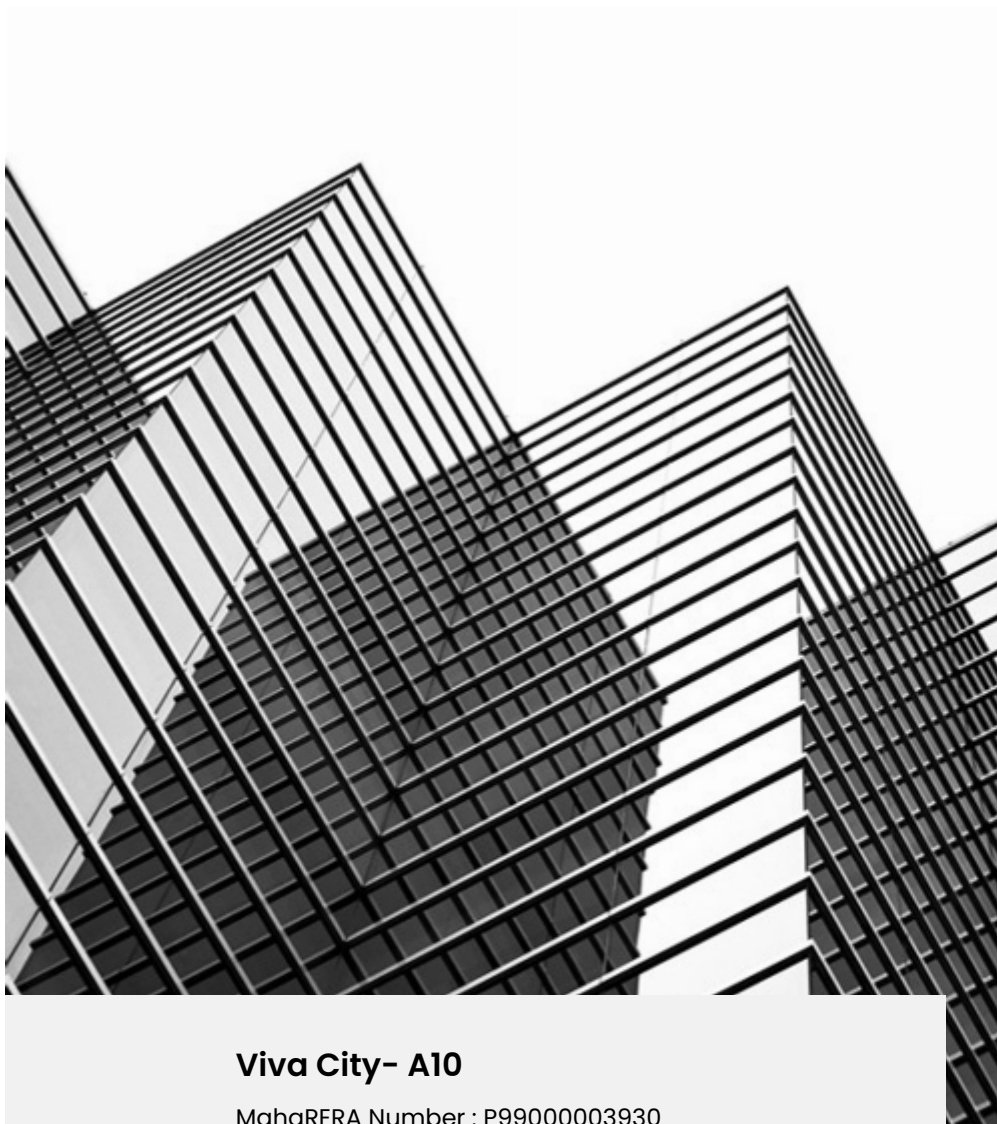


propscience.com

PROP REPORT



Viva City- A10

MahaRERA Number : P99000003930



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.

LOCATION

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Virar | NA | NA |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 75 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **61 Km**
- Viva City **500 Mtrs**
- Virar Railway Station **3 Km**
- Virar Phata, Kaner, Maharashtra 401303 **13 Km**
- Vijay Ballabh Hospital & Research Center **3 Km**
- Tree House High School **4 Km**
- Rockstar Nova Cinemas **1.3 Km**
- D Mart **4 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2019 | NA | 1 |

VIVA CITY- A10

BUILDER & CONSULTANTS

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

VIVA CITY- A10

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|--------------|---------------|
| Completed on 30th June, 2024 | 2139.09 Sqmt | 1.5 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Outdoor Gym |
| Leisure | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens,Water Storage |

VIVA CITY- A10

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------|-----------------|--------------|-----------------|----------------|----------------|
| Viva City A10 | 2 | 17 | 6 | 1.5 BHK,2 BHK | 102 |

| | |
|------------------------------|-----|
| First Habitable Floor | 1st |
|------------------------------|-----|

Services & Safety

- **Security** : Society Office,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

VIVA CITY- A10

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1.5 BHK | 358 sqft |
| 2 BHK | 430 - 518 sqft |

| | |
|--------------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| 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 | NA |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | NA |

VIVA CITY- A10

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1.5 BHK | -- | -- | INR 2000000 |
| 2 BHK | -- | -- | INR 2500000 to 3400000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 1% | 0% | INR 0 |
| 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 | HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

VIVA CITY- A10

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| December 2022 | 569 | 16 | INR 4800000 | INR 8435.85 |
| December 2022 | 405 | 5 | INR 3285000 | INR 8111.11 |

| | | | | |
|-----------------------|-----|----|-------------|--------------|
| November 2022 | 446 | 6 | INR 2485105 | INR 5571.98 |
| November 2022 | 366 | 13 | INR 1942500 | INR 5307.38 |
| November 2022 | 358 | 13 | INR 1942500 | INR 5425.98 |
| October 2022 | 437 | NA | INR 2111340 | INR 4831.44 |
| October 2022 | 515 | 5 | INR 4200000 | INR 8155.34 |
| September 2022 | 437 | NA | INR 2310000 | INR 5286.04 |
| August 2022 | 519 | NA | INR 4275000 | INR 8236.99 |
| August 2022 | 440 | NA | INR 4500000 | INR 10227.27 |
| July 2022 | 358 | NA | INR 2952750 | INR 8247.91 |
| June 2022 | 416 | NA | INR 3420000 | INR 8221.15 |
| June 2022 | 543 | NA | INR 3900000 | INR 7182.32 |
| May 2022 | 342 | NA | INR 2887500 | INR 8442.98 |

| | | | | |
|----------------------|-----|----|-------------|-------------|
| April 2022 | 413 | NA | INR 3123750 | INR 7563.56 |
| March 2022 | 446 | NA | INR 2560250 | INR 5740.47 |
| February 2022 | 438 | 2 | INR 2509045 | INR 5728.41 |
| January 2022 | 515 | 12 | INR 3867500 | INR 7509.71 |
| December 2021 | 358 | 11 | INR 2676500 | INR 7476.26 |
| December 2021 | 439 | 3 | INR 2312970 | INR 5268.72 |

VIVA CITY- A10

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 | 45 |
| Connectivity | 65 |
| Infrastructure | 70 |
| Local Environment | 100 |
| Land & Approvals | 58 |
| Project | 74 |
| People | 39 |
| Amenities | 62 |
| Building | 69 |
| Layout | 53 |
| Interiors | 55 |
| Pricing | 50 |
| Total | 62/100 |

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