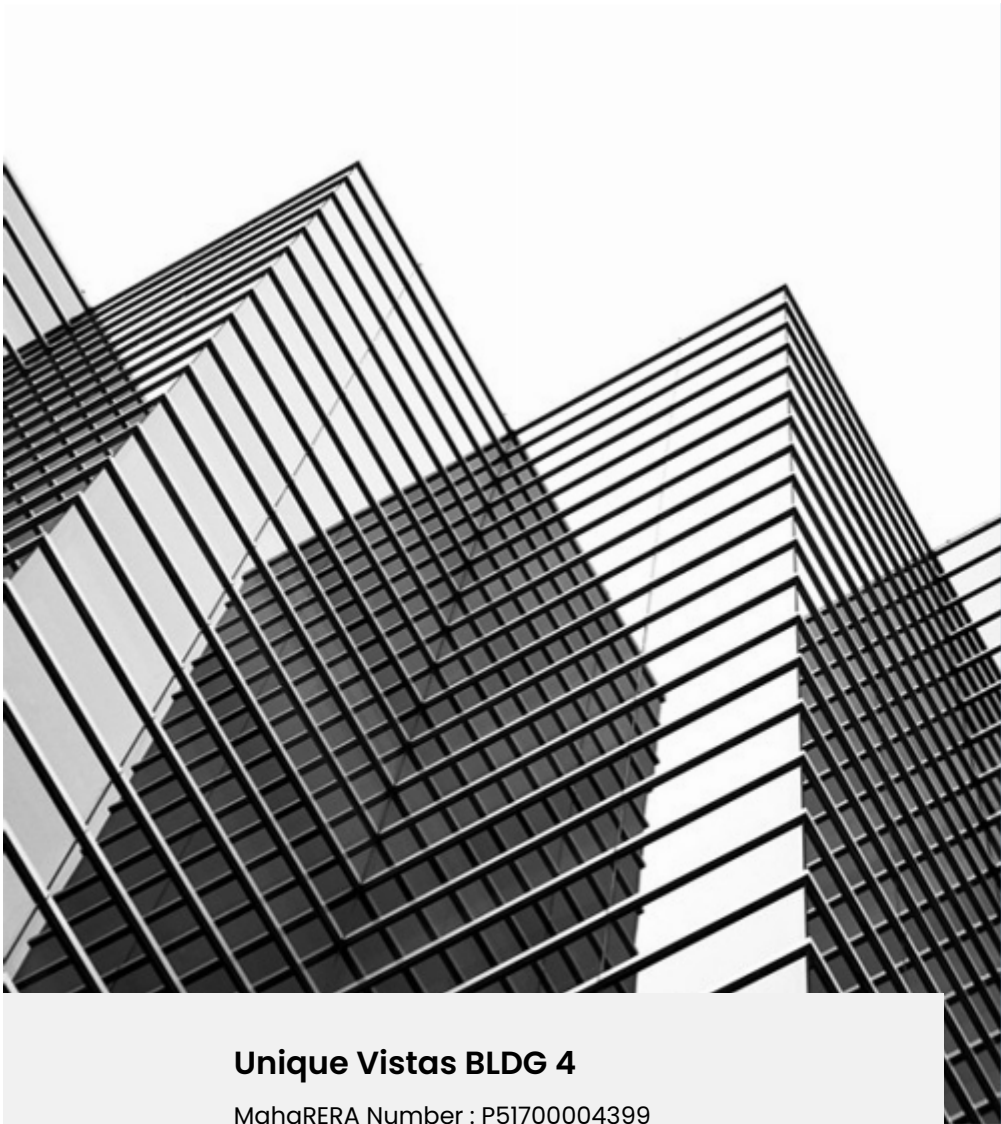


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# PROP REPORT



**Unique Vistas BLDG 4**

MahaRERA Number : P51700004399



## 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

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| 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 45 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.1 Km**
- Patlipada bus stop **2.9 Km**
- Thane station **7.4 Km**
- Cadbury junction eastern express highway **5.7 Km**
- Wellness forever 24\*7 **5.3 Km**
- Vasant Vihar High School & Junior College **2.9 Km**
- Hypercity **5.7 Km**
- Royal supermarket & Dairy **1.9 Km**

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| April 2022                           | 2                    | 1                          |

## BUILDER & CONSULTANTS

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| Project Funded By   | Architect | Civil Contractor |
|---|-----------|------------------|
| HDFC Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd | NA        | NA               |

## PROJECT & AMENITIES

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

|                                 |                |                               |
|---------------------------------|----------------|-------------------------------|
| Completed on 30th June,<br>2025 | 620.58<br>Sqmt | 1 BHK,2<br>BHK,Studio+Terrace |
|---------------------------------|----------------|-------------------------------|

Project Amenities

|                        |   |
|------------------------|---|
| Sports                 | Cricket Pitch,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area                    |
| Leisure                | Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse,Multipurpose Hall   |
| Eco Friendly Features  | Rain Water Harvesting,Water Storage   |

UNIQUE VISTAS BLDG 4

BUILDING LAYOUT

| Tower Name                 | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|----------------------------|-----------------|--------------|-----------------|----------------|----------------|
| UNIQUE VISTAS- BLDG. NO. 4 | 4               | 28           | 8               | 1 BHK          | 224            |

|                                  |   |    |   |       |     |
|----------------------------------|---|----|---|-------|-----|
| UNIQUE<br>VISTAS-<br>BLDG. NO. 4 | 4 | 28 | 8 | 2 BHK | 224 |
| First Habitable Floor            |   |    |   |       | 1st |

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

UNIQUE VISTAS BLDG 4

## FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 1 BHK                   | 440.13 sqft           |
| 2 BHK                   | 636.03 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,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint   |
| HVAC Service                 | NA  |
| Technology                   | NA  |
| White Goods                  | NA  |

UNIQUE VISTAS BLDG 4

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | --            | --              | INR 7482210  |
| 2 BHK         | --            | --              | INR 10812510 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 1%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 500000             | 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,LIC Housing Finance Ltd,PNB Housing Finance Ltd     |

### Transaction History

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

UNIQUE VISTAS BLDG 4

## 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             | 73    |
| Connectivity      | 48    |
| Infrastructure    | 58    |
| Local Environment | 100   |
| Land & Approvals  | 44    |
| Project           | 70    |
| People            | 55    |
| Amenities         | 56    |
| Building          | 67    |
| Layout            | 44    |
| Interiors         | 48    |
| Pricing           | 50    |

**Total**

**59/100**

UNIQUE VISTAS BLDG 4

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