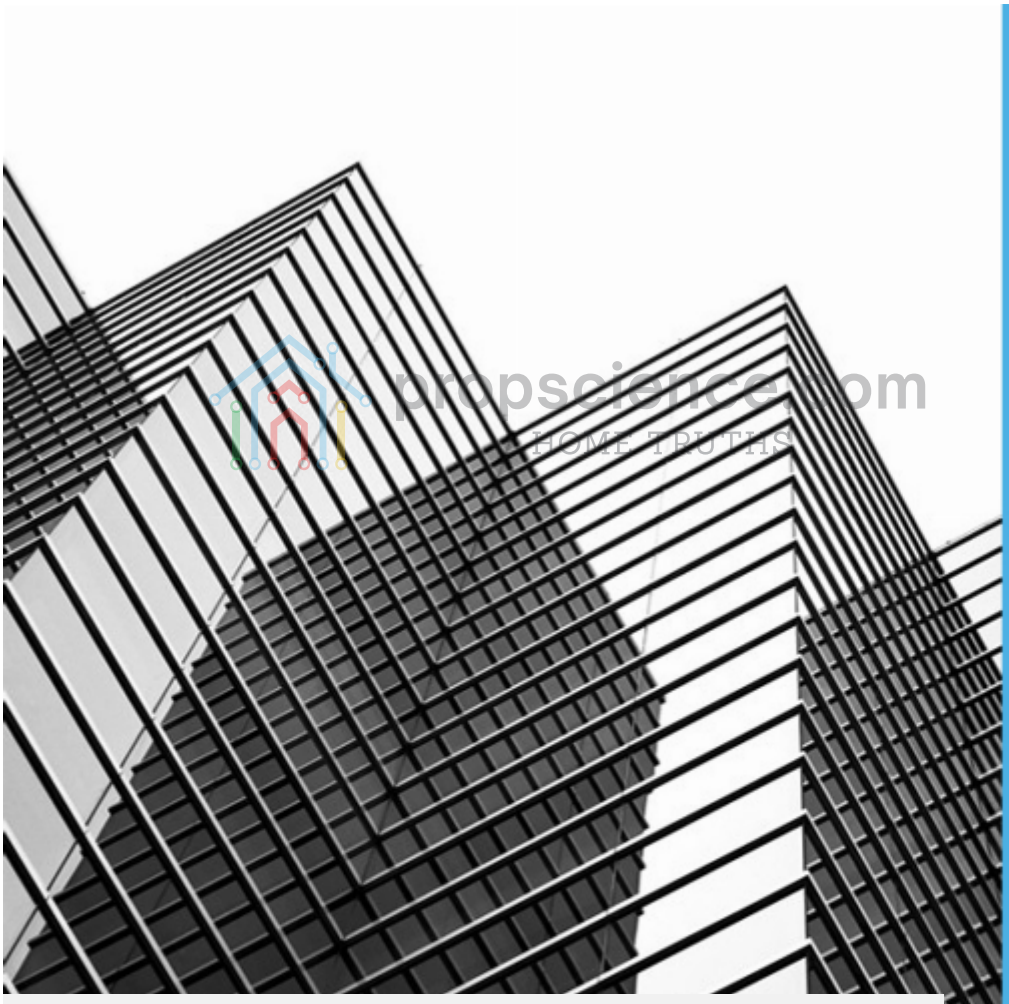
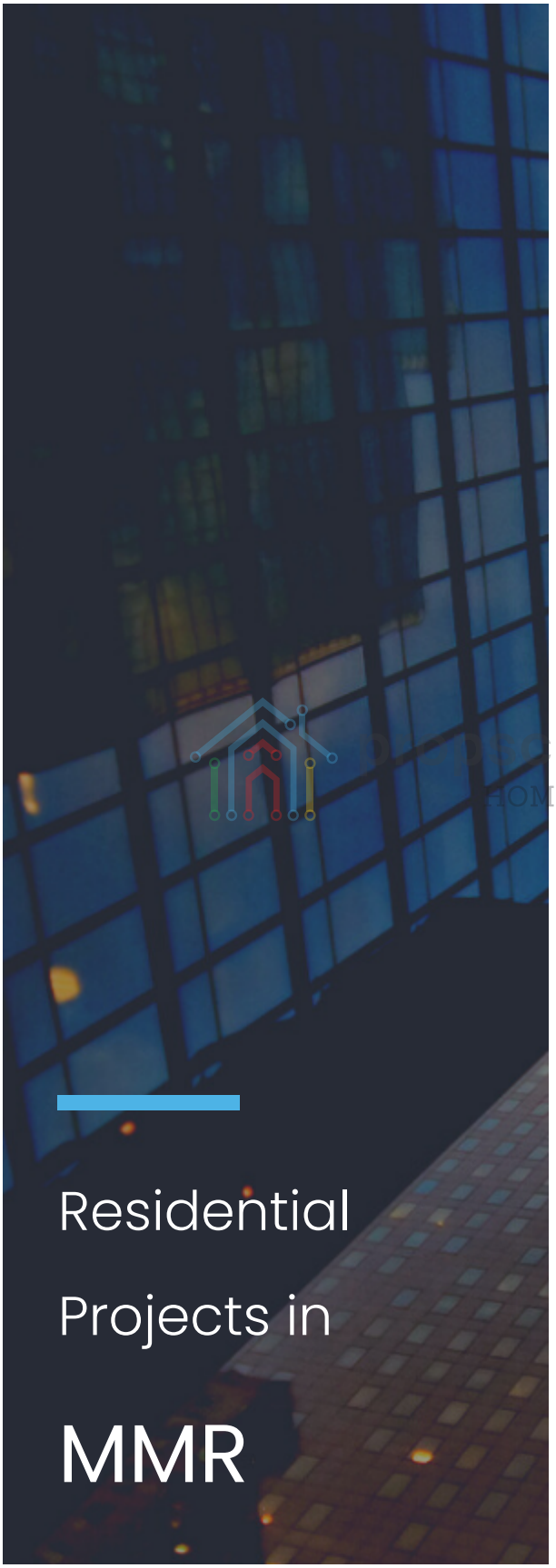
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PROP REPORT



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.

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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

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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 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**

UNIQUE VISTAS BLDG 4

LAND & APPROVALS

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

UNIQUE VISTAS BLDG 4

BUILDER & CONSULTANTS

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

UNIQUE VISTAS BLDG 4

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2025	620.58 Sqmt	1 BHK,2 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

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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 VISTAS- 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

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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

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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.

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	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,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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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

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Total	**59/100**

UNIQUE VISTAS BLDG 4

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