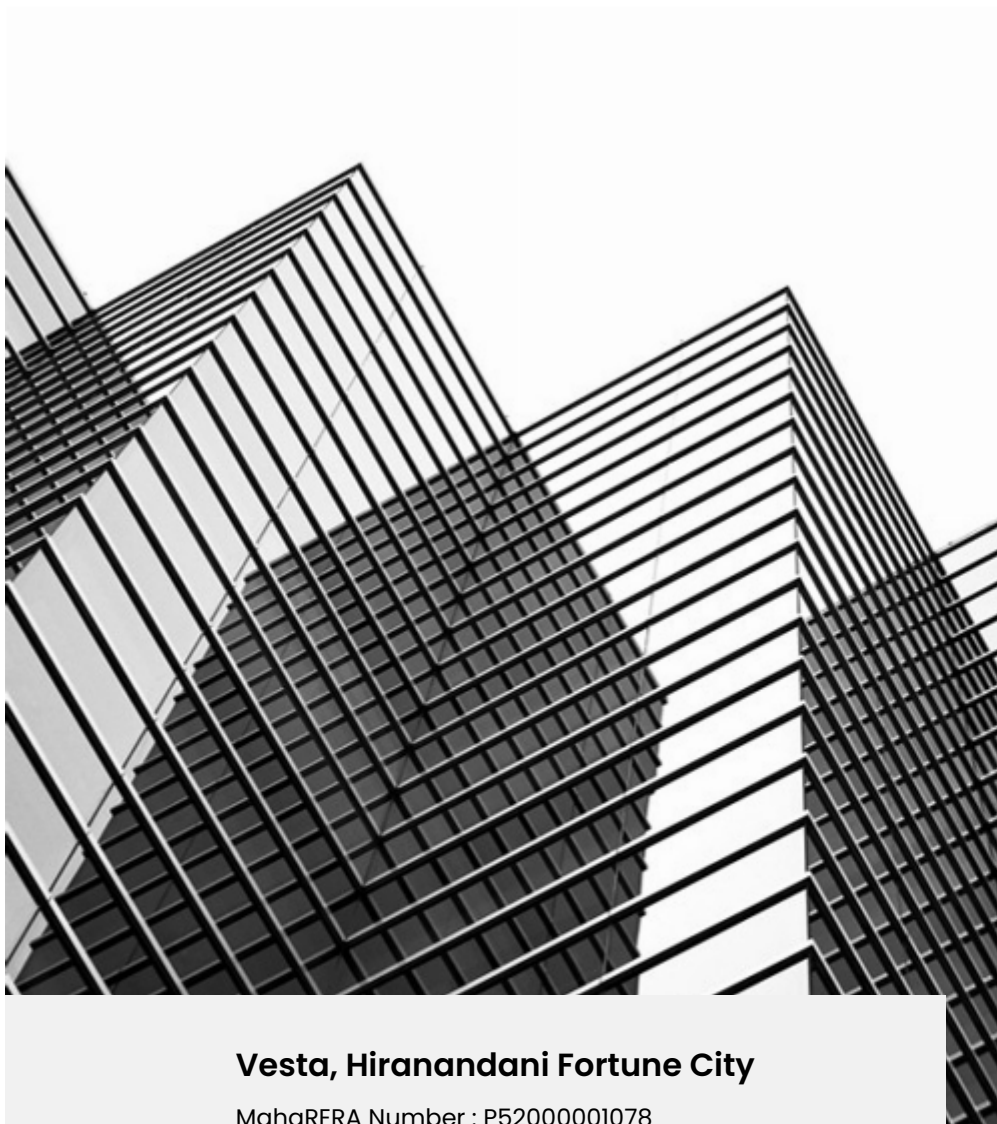


propscience.com

PROP REPORT



Vesta, Hiranandani Fortune City

MahaRERA Number : P52000001078



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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FORTUNE CITY

LOCATION

Post Office	Police Station	Municipal Ward
Mohopada	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal I-B **57.8 Km**
- Navi Mumbai International Airport **17.5 Km**
- Bus stop **2 Km**
- Mahape Railway Station **3 Km**
- NH 48 **2 Km**
- Ambani Hospital **3.7 Km**
- Reliance Foundation School **4.3 Km**
- Orion Mall **15.5 Km**
- G-Mart **4.8 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st March, 2023

588 Acre

1 BHK,1.5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Day Care,ATM / Bank Attached
Eco Friendly Features	Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vesta	3	36	4	1 BHK,1.5 BHK	144

First Habitable Floor

4th

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	392.2 - 423.3 sqft
1.5 BHK	526 - 557 sqft

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

Flooring	Vitrified Tiles
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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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 15019.01	INR 7900000	INR 8783000 to 9300000
1 BHK	INR 14992.35	INR 5880000	INR 6580000 to 7100000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	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

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.
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July 2022	1167	13	INR 11000000	INR 9425.88
July 2022	829	29	INR 7000000	INR 8443.91
July 2022	1482	35	INR 16622400	INR 11216.19
July 2022	1065	34	INR 13341680	INR 12527.4
June 2022	1167	13	INR 10600000	INR 9083.12
June 2022	983	27	INR 9700000	INR 9867.75
June 2022	1167	13	INR 10500000	INR 8997.43
June 2022	1648	8	INR 16622400	INR 10086.41
June 2022	1167	15	INR 11000000	INR 9425.88
May 2022	1648	26	INR 18852460	INR 11439.6
May 2022	1648	28	INR 19716400	INR 11963.83
May 2022	983	19	INR 6600000	INR 6714.14
May 2022	1068	18	INR 6855400	INR 6418.91
April 2022	1167	28	INR 11700000	INR 10025.71
April 2022	432	15	INR 4821000	INR 11159.72

April 2022	303	36	INR 2331000	INR 7693.07
April 2022	905	17	INR 7700000	INR 8508.29
April 2022	1482	10	INR 8939000	INR 6031.71
March 2022	1167	17	INR 10850000	INR 9297.34
March 2022	905	24	INR 8600000	INR 9502.76

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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	55
Connectivity	83

Infrastructure	48
Local Environment	100
Land & Approvals	58
Project	76
People	46
Amenities	68
Building	65
Layout	53
Interiors	65
Pricing	50
Total	64/100

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FORTUNE CITY

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