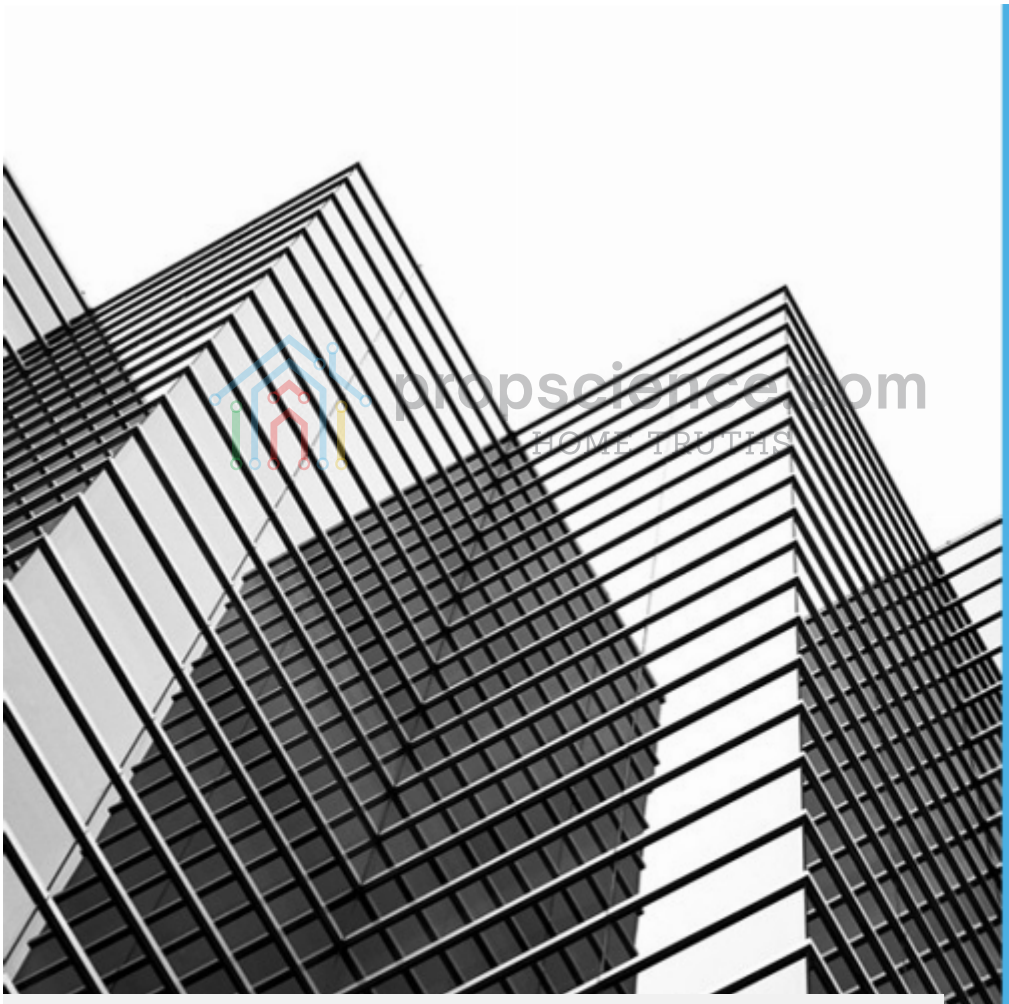
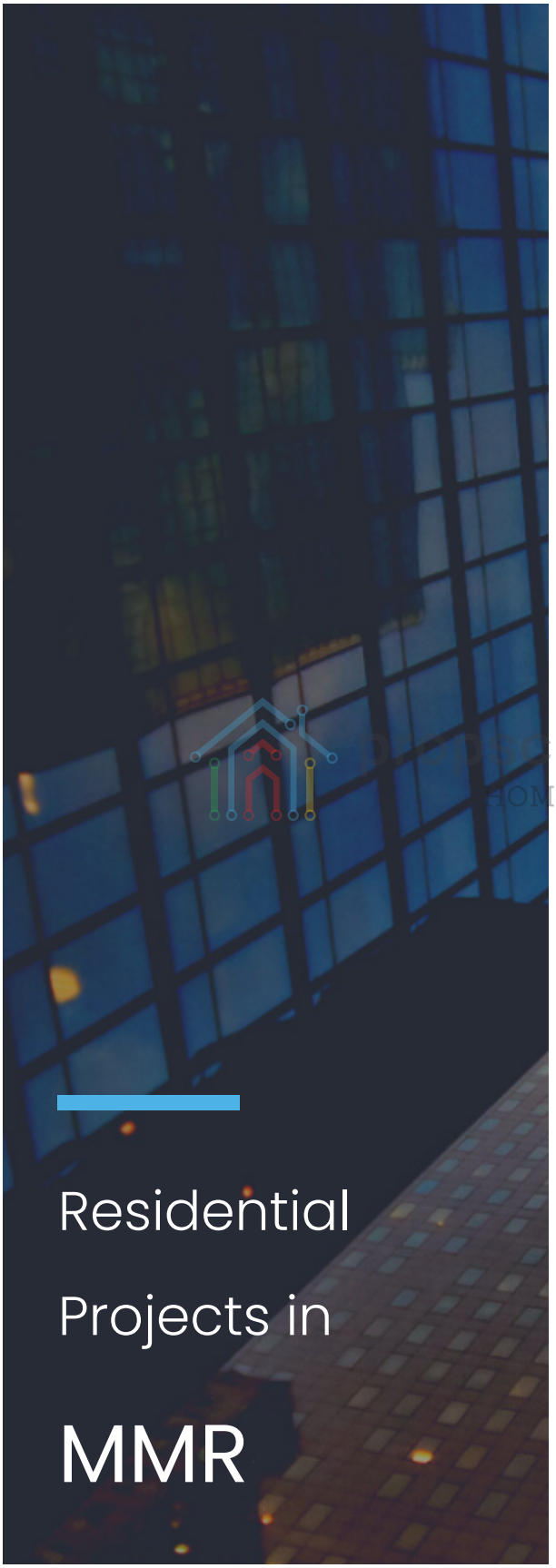
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PROP REPORT



Raunak Viraj Tower

MahaRERA Number : P51700005880



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 114 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- International Airport **29.4 Km**
- Pokhran Bus Stop **1.0 Km**
- Thane Railway Station **5.1 Km**
- Eastern Express Highway **3.7 Km**
- Bethany Hospital **850 Mtrs**
- Smt. Sulochanadevi Singhania School **1.3 Km**
- Viviana Mall **1.9 Km**
- DMart Manpada **2.5 Km**

RAUNAK VIRAJ TOWER

LAND & APPROVALS

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

RAUNAK VIRAJ TOWER

BUILDER & CONSULTANTS

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Founded in 1980, the Raunak Group was built with the vision of addressing the housing needs of Mumbai, Pune, Thane and Kalyan. Over the years, the company has successfully constructed and developed a variety of township projects spanning over 4.3 million square feet. Currently, they are developing 6.2 million square feet of residential space in MMR. In its thirty of excellence the Raunak Group brand has grown from strength to strength, making it one of the highest ranked and most reputable real estate developer in Maharashtra, India.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RAUNAK VIRAJ TOWER

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2021	3600 Sqmt	5 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Zone,Gymnasium
Leisure	Steam Room,Spa,Pet Friendly,Sit-out Area
Business & Hospitality	Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage,Eco Friendly Paint,STP Plant

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RAUNAK VIRAJ TOWER

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Viraj Tower	4	27	2	5 BHK	54

First Habitable Floor	5th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

RAUNAK VIRAJ TOWER

FLAT INTERIORS

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Configuration	RERA Carpet Range
5 BHK	3200 - 3699 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden 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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Home Automation,Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
5 BHK	--	--	INR 59900000 to 69900000

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	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	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

RAUNAK VIRAJ TOWER

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	55
Infrastructure	92
Local Environment	90
Land & Approvals	44
Project	74
People	46
Amenities	68
Building	84
Layout	80
Interiors	83
Pricing	40

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Total	**69/100**

RAUNAK VIRAJ TOWER

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