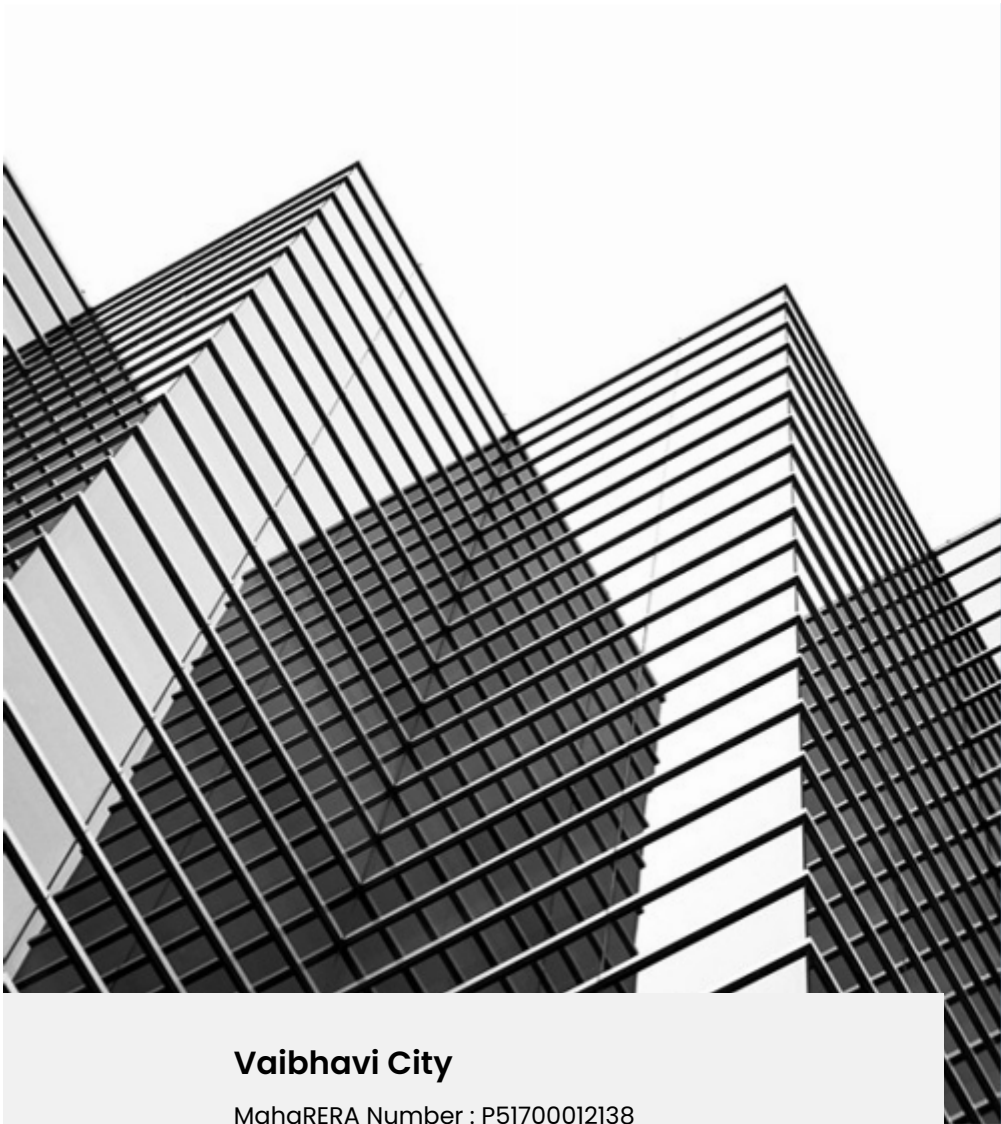


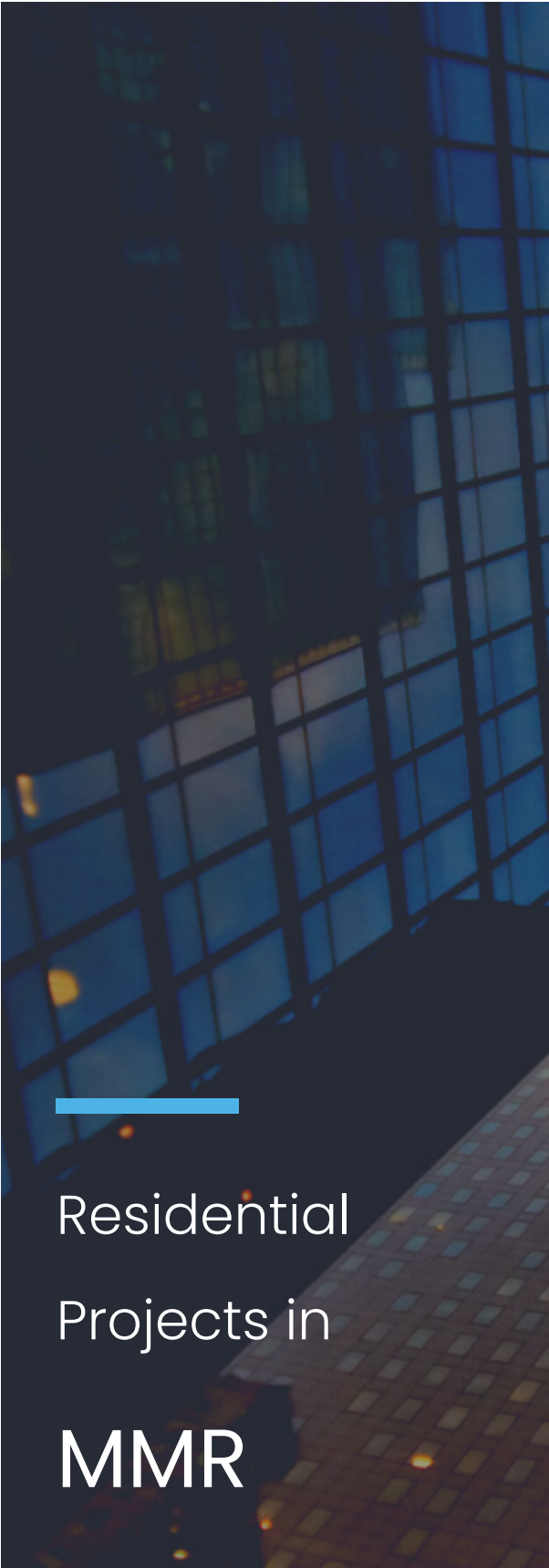
propscience.com

# PROP REPORT



**Vaibhavi City**

MahaRERA Number : P51700012138



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

| Post Office  | Police Station | Municipal Ward |
|--------------|----------------|----------------|
| Gokhale Road | NA             | NA             |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Kalyan Railway Station **4.8 Km**
- Shwaas Multispeciality Hospital **2.2 Km**
- St. Lawrence International School **550 Mtrs**
- Metro Junction Mall **5.6 Km**

## LAND & APPROVALS

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

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VAIBHAVI CITY

## BUILDER & CONSULTANTS

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               |

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VAIBHAVI CITY

# PROJECT & AMENITIES

| Time Line                        | Size         | Typography  |
|----------------------------------|--------------|-------------|
| Completed on 31st December, 2018 | 4336.25 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                        |                                                                          |
|------------------------|--------------------------------------------------------------------------|
| Sports                 | Jogging Track,Kids Play Area                                             |
| Leisure                | NA                                                                       |
| Business & Hospitality | NA                                                                       |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

VAIBHAVI CITY

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Building 1 | 1               | 7            | 4               | 1 BHK,2 BHK    | 28             |

|                       |   |   |   |             |    |
|-----------------------|---|---|---|-------------|----|
| Building 2            | 1 | 7 | 4 | 1 BHK,2 BHK | 28 |
| Building 3            | 1 | 7 | 4 | 1 BHK,2 BHK | 28 |
| First Habitable Floor |   |   |   | NA          |    |

### Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

VAIBHAVI CITY

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 357 sqft          |
| 2 BHK         | 481 sqft          |
| 1 BHK         | 357 sqft          |

|       |          |
|-------|----------|
| 2 BHK | 481 sqft |
| 1 BHK | 357 sqft |
| 2 BHK | 481 sqft |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |                 |
|------------------------------|-----------------|
| Flooring                     | Vitrified Tiles |
| Joinery, Fittings & Fixtures | NA              |
| Finishing                    | NA              |
| HVAC Service                 | NA              |
| Technology                   | NA              |
| White Goods                  | NA              |

VAIBHAVI CITY

COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | INR 10196.08  | --              | INR 3640000 |
| 2 BHK         | INR 10187.11  | --              | INR 4900000 |

**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         | NA              | NA            |

|                            |                                                               |
|----------------------------|---------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA                                                            |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank                                           |

### Transaction History

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



# 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             | 53    |
| Connectivity      | 38    |
| Infrastructure    | 52    |
| Local Environment | 30    |
| Land & Approvals  | 44    |
| Project           | 65    |
| People            | 46    |
| Amenities         | 36    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 38            |
| <b>Interiors</b> | 30            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>43/100</b> |

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VAIBHAVI CITY

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