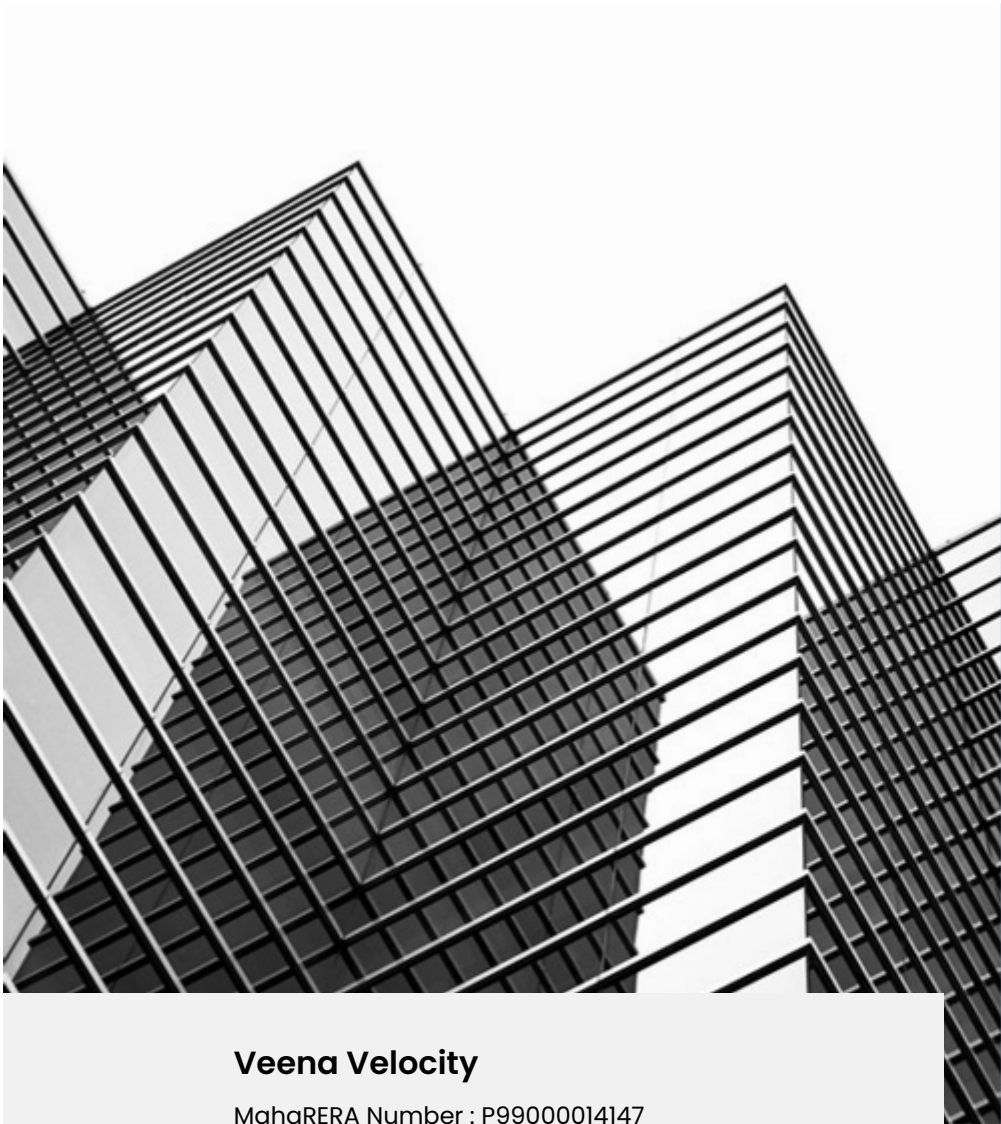


propscience.com

# PROP REPORT



**Veena Velocity**

MahaRERA Number : P99000014147



# 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

| 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.

### Connectivity & Infrastructure

- Vasai **3 Km**
- Sanjivani Hospital **12.4 Km**
- St. John De Britto Adhyapak Vidyalaya **2.8 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

## PROJECT & AMENITIES

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

Completed on 31st December, 2022

6.88 Acre

1 BHK,2 BHK

## Project Amenities

|                                   |                                                                                        |
|-----------------------------------|----------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Jogging Track |
| <b>Leisure</b>                    | Amphitheatre,Senior Citizen Zone,Pet Friendly                                          |
| <b>Business &amp; Hospitality</b> | NA                                                                                     |
| <b>Eco Friendly Features</b>      | Waste Segregation,Landscaped Gardens                                                   |

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## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing - A   | 2               | 22           | 6               | 1 BHK,2 BHK    | 132            |
| Wing - B   | 2               | 22           | 6               | 1 BHK,2 BHK    | 132            |
| Wing - C   | 2               | 22           | 6               | 1 BHK,2 BHK    | 132            |

|                       |   |    |   |             |     |
|-----------------------|---|----|---|-------------|-----|
| Wing -D               | 2 | 22 | 6 | 1 BHK,2 BHK | 132 |
| Wing - E              | 2 | 22 | 6 | 1 BHK,2 BHK | 132 |
| First Habitable Floor |   |    |   | NA          |     |

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 392 sqft          |
| 2 BHK         | 547 sqft          |
| 1 BHK         | 392 sqft          |

|       |          |
|-------|----------|
| 2 BHK | 547 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 547 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 547 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 547 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 |
|-------------|----|

|                |
|----------------|
| VEENA VELOCITY |
|----------------|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | INR 11479.59  | --              | INR 4500000 |
| 2 BHK         | INR 12797.07  | --              | INR 7000000 |

**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         | NA              | NA            |

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Festive Offers | 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,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd |

### Transaction History

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

VEENA VELOCITY

## 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             | 63    |
| Connectivity      | 48    |
| Infrastructure    | 38    |
| Local Environment | 30    |

|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 70            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 50            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 30            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>47/100</b> |

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VEENA VELOCITY

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