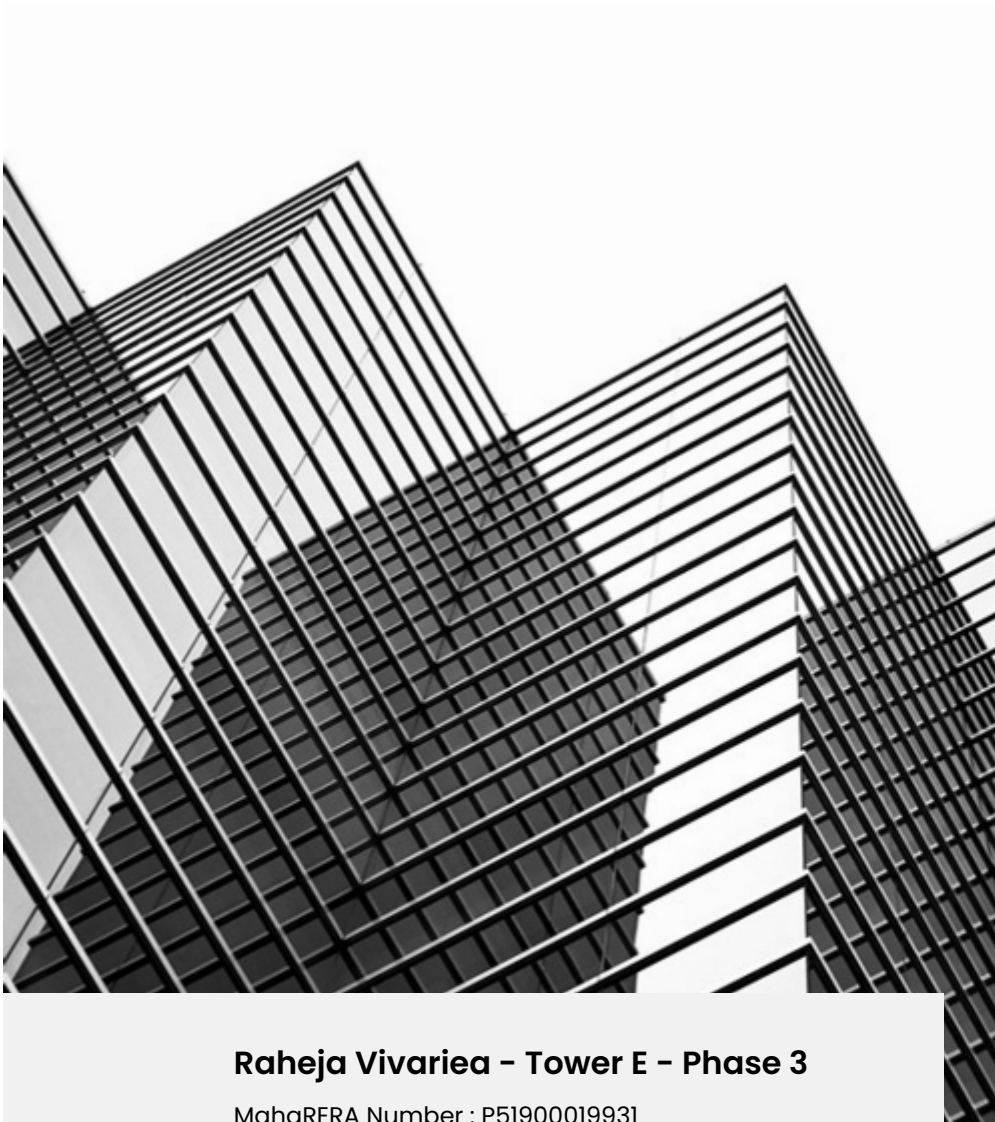
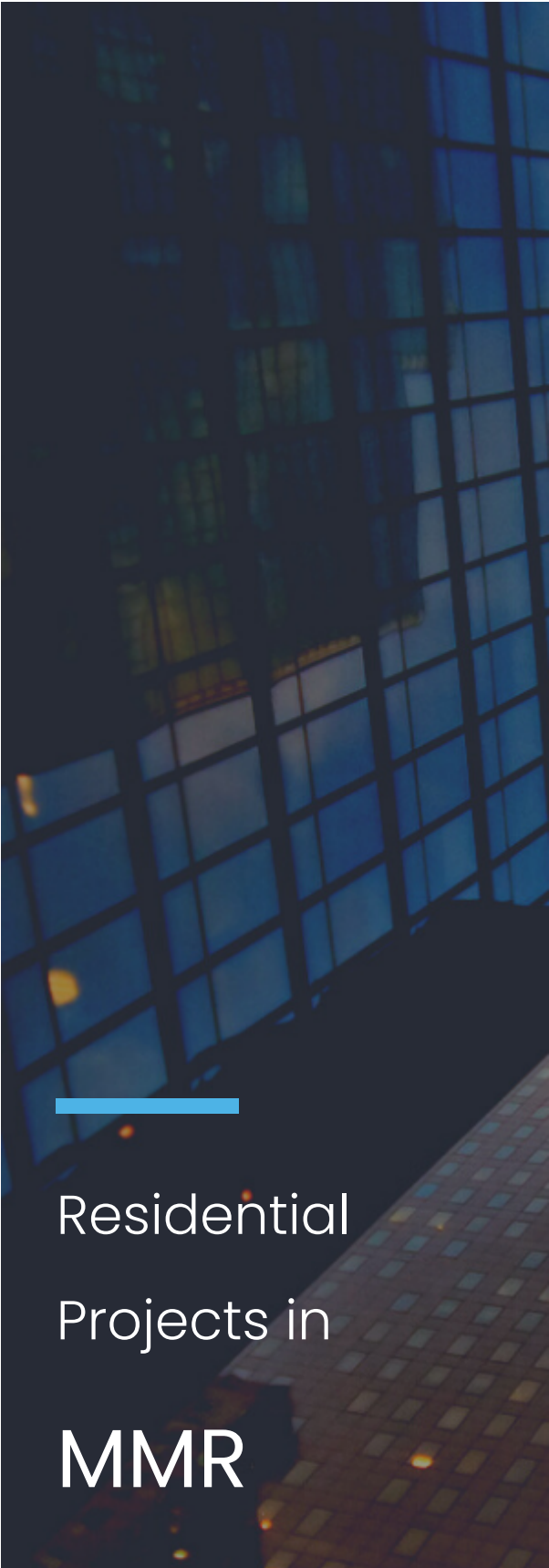


PROP REPORT



Raheja Vivariewa - Tower E - Phase 3

MahaRERA Number : P51900019931



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.

RAHEJA VIVARIEA – TOWER

E – PHASE 3

LOCATION

Post Office	Police Station	Municipal Ward
Jacob Circle Sub Post office	Jacob Circle Agripada police station	Ward F South

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **16.30 Km**
- Chhatrapati Shivaji Maharaj International Airport **16.80 Km**
- Agripada Bus Stop **550 Mtrs**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **4.90 Km**
- Eastern Express Hwy, Sector 3, Chedda Nagar, Mumbai, Maharashtra **17.80 Km**
- Wockhardt Hospitals, Mumbai Central, Police Station, 1877, Dr Anandrao Nair Marg, Near Agripada, Mumbai Central, Mumbai, Maharashtra 400011 **450 Mtrs**
- School Of The Sacred Heart, Sunderdas Terrace, Shaikh Hafizuddin Marg, Ashadham Colony, Byculla, Mumbai, Maharashtra 400008 **1.50 Km**
- Phoenix Palladium, 462, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013 **2.70 Km**
- DMart Ready **30.00 Mtrs**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

K Raheja Corp Pvt Ltd is a Mumbai based real estate company established in 1979. Founded by Mr. Chandru L Raheja, today its board of directors include Ramesh Mohanlal Valecha, Neel Chandru Raheja, Sunil Madhav Hingorani, Ramesh Ranganathan, and Ravi Chandru Raheja. The legacy of K Raheja Corp spans across four decades, with the company having set up landmarks retail centres such as Shoppers Stop, Crosswords, esteemed medical institutes such as S L Raheja Hospital and several luxury residential complexes. Customer centricity, ethics, and environmentally friendly procedures have been at the forefront of the company's efforts to create extraordinary spaces. With a significant presence in Mumbai, Pune, Hyderabad, and Goa, K Raheja Corp. has been reinventing luxury living across the country.

Project Funded By**Architect****Civil Contractor**

NA	NA	NA
----	----	----

RAHEJA VIVARIEA – TOWER
E – PHASE 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	14.84 Acre	3 BHK,4 BHK,Duplex

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens

RAHEJA VIVARIEA – TOWER
E – PHASE 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Vivariew - Tower E	5	57	2	3 BHK,4 BHK,Duplex	114
First Habitable Floor				2 nd floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

RAHEJA VIVARIEW - TOWER
E - PHASE 3

FLAT INTERIORS

Configuration	RERA Carpet Range
---------------	-------------------

3 BHK	2056 sqft
4 BHK	2892 sqft
Duplex	4111 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

RAHEJA VIVARIEA – TOWER E – PHASE 3	
--	--

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 71000	INR 145976000	INR 145976000
4 BHK	INR 71000	INR 205332000	INR 205332000
Duplex	INR 71000	INR 291881000	INR 291881000

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.
Payment Plan	NA

**Bank Approved
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC
Housing Finance Ltd,SBI Bank

Transaction History

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

RAHEJA VIVARIEA – TOWER
E – PHASE 3

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	55
Infrastructure	92
Local Environment	83

Land & Approvals	56
Project	75
People	56
Amenities	44
Building	57
Layout	97
Interiors	53
Pricing	30
Total	63/100

RAHEJA VIVARIEA – TOWER
E – PHASE 3

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are

sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this

Report- including any suggestions set out in the Report do not create any professional
- client relationship between you and Propscience. Propscience cannot accept you as
a client until certain formalities and requirements are met.