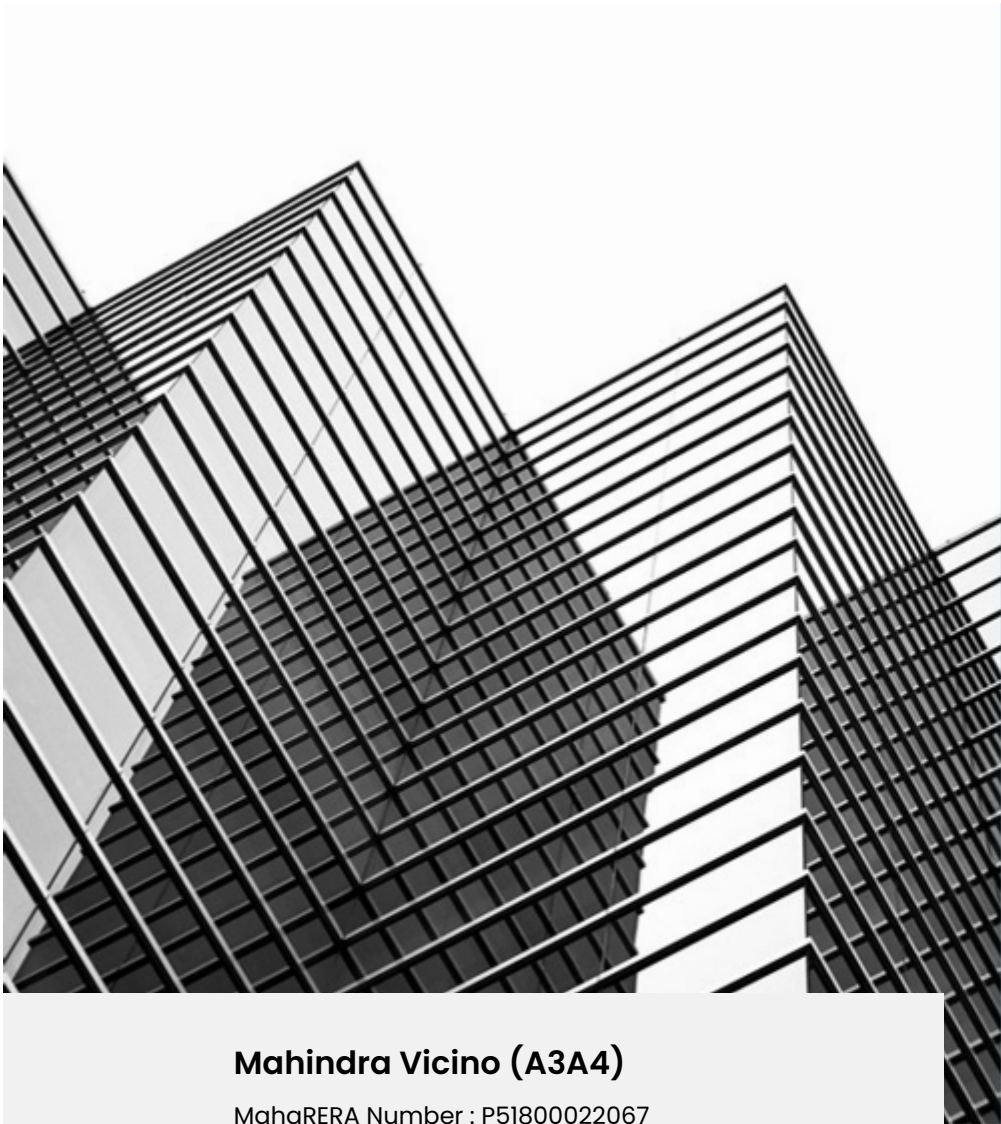


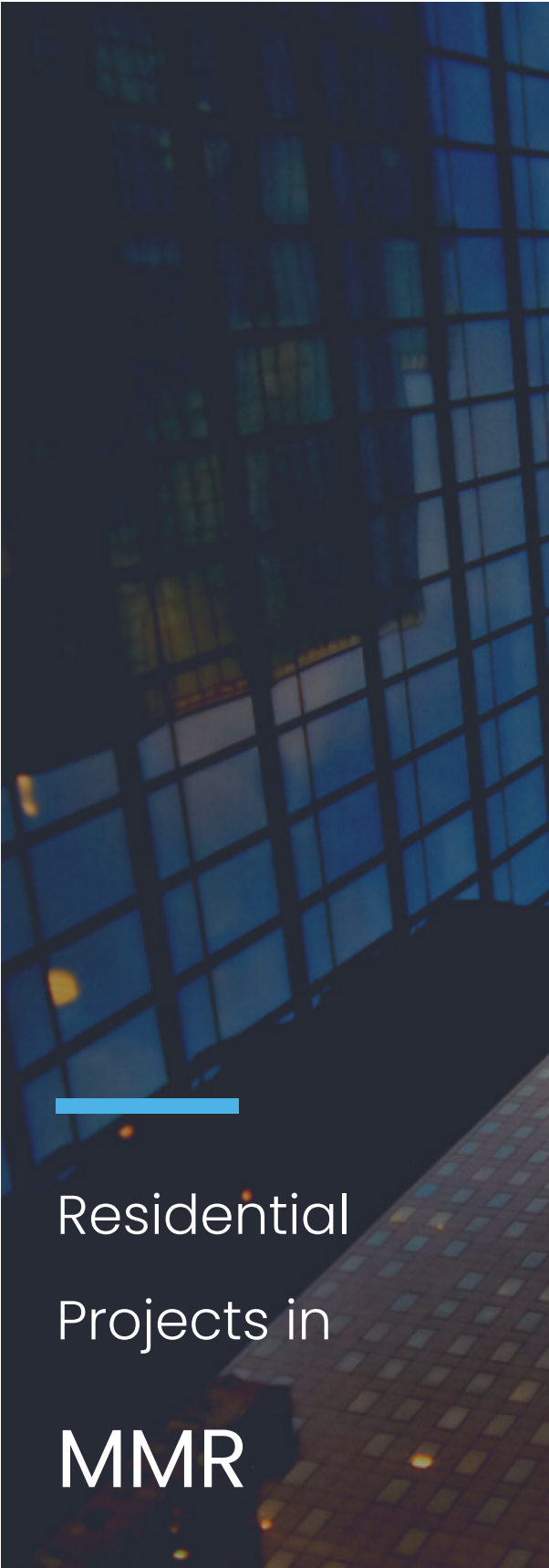
propscience.com

# PROP REPORT



**Mahindra Vicino (A3A4)**

MahaRERA Number : P51800022067



# 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

The project is in Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

| Post Office | Police Station         | Municipal Ward |
|-------------|------------------------|----------------|
| Juhu PO     | Andheri Police Station | Ward G South   |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 66 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **3.3 Km**
- Andheri West Bus Depot **3.4 Km**
- Metro Station Chakala **1.7 Km**
- Andheri East Railway Station **2.8 Km**
- Western Express highway **350 Mtrs**
- Holy Spirit Hospital **2.6 Km**
- Bombay Cambridge International School **2.1 Km**
- Carnival Cinemas **1.9 Km**
- D Mart **2.6 Km**

---

MAHINDRA VICINO (A3A4)

## LAND & APPROVALS

---

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

---

MAHINDRA VICINO (A3A4)

# BUILDER & CONSULTANTS

Mahindra Lifespace Developers Ltd. is an Indian real estate and infrastructure development company headquartered in Mumbai and founded by Mr. Arvind Subramanian in 1994. The group has a total of 43 residential projects under its wing, with 18.05 million Sqft completed residential developments and 9.30 million Sqft ongoing and forthcoming residential developments. The company has its projects in Mumbai, Chennai, Pune, Gurgaon, Nagpur, Bengaluru, and Alibaug. They have bagged numerous awards such as CII National Safety Practice Awards – Gold Award in the Service Sector/ 4th National safety practice competition- CII- For excellence in workplace safety – MWC Jaipur and CIDC Vishwakarma Award for the year 20-21 – Award for Corona Warriors – Mahindra Lifespaces (MLDL)

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

---

MAHINDRA VICINO (A3A4)

# PROJECT & AMENITIES

| Time Line                     | Size        | Typography  |
|-------------------------------|-------------|-------------|
| Completed on 31st March, 2024 | 6383.8 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                                   |                                                                                                                             |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Basketball Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park                                                      |
| <b>Business &amp; Hospitality</b> | Party Lawn,Clubhouse,Multipurpose Hall                                                                                      |
| <b>Eco Friendly Features</b>      | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage                                         |

MAHINDRA VICINO (A3A4)

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Vinico A3A4           | 4               | 14           | 7               | 1 BHK,2 BHK    | 98             |
| First Habitable Floor |                 |              |                 |                | 1              |

## Services & Safety

- Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design

- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

MAHINDRA VICINO (A3A4)

## FLAT INTERIORS

| Configuration                | RERA Carpet Range                                                                                                                               |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 BHK                        | 483 – 518 sqft                                                                                                                                  |
| 2 BHK                        | 655 – 903 sqft                                                                                                                                  |
| Floor To Ceiling Height      | Between 9 and 10 feet                                                                                                                           |
| Views Available              | Road View / No View                                                                                                                             |
| Flooring                     | Marble 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 |

|                     |                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Finishing</b>    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b> | VRV / VRF System,Split / Box A/C Provision                                                                             |
| <b>Technology</b>   | Optic Fiber Cable                                                                                                      |
| <b>White Goods</b>  | Geyser                                                                                                                 |

MAHINDRA VICINO (A3A4)

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 29967.75  | INR 14474423    | INR 16096153 to 17262541 |
| 2 BHK         | INR 30097     | INR 19713535    | INR 21962150 to 30277590 |

**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        | Time Linked Payment                                           |
| Bank Approved Loans | Axis Bank,Kotak Bank                                          |

### Transaction History

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

MAHINDRA VICINO (A3A4)

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| June 2022        | 1454        | NA    | INR 39092717 | INR 26886.33    |
| June 2022        | 1454        | NA    | INR 38914376 | INR 26763.67    |
| June 2022        | 1425        | NA    | INR 37377509 | INR 26229.83    |

|               |      |    |              |              |
|---------------|------|----|--------------|--------------|
| May 2022      | 1454 | NA | INR 39695277 | INR 27300.74 |
| May 2022      | 894  | NA | INR 24474478 | INR 27376.37 |
| May 2022      | 850  | NA | INR 23614275 | INR 27781.5  |
| April 2022    | 850  | NA | INR 23970233 | INR 28200.27 |
| April 2022    | 733  | NA | INR 18714080 | INR 25530.8  |
| April 2022    | 894  | NA | INR 24997732 | INR 27961.67 |
| March 2022    | 1036 | NA | INR 26457548 | INR 25538.17 |
| March 2022    | 542  | NA | INR 13670520 | INR 25222.36 |
| March 2022    | 581  | 6  | INR 14546799 | INR 25037.52 |
| February 2022 | 542  | 11 | INR 14212440 | INR 26222.21 |
| February 2022 | 542  | 10 | INR 14122900 | INR 26057.01 |
| January 2022  | 733  | 9  | INR 18727500 | INR 25549.11 |
| January 2022  | 542  | 7  | INR 13911260 | INR 25666.53 |

|                          |      |    |              |              |
|--------------------------|------|----|--------------|--------------|
| <b>December<br/>2021</b> | 1036 | 9  | INR 25939733 | INR 25038.35 |
| <b>December<br/>2021</b> | 542  | 11 | INR 14033848 | INR 25892.71 |
| <b>December<br/>2021</b> | 1036 | 5  | INR 26108450 | INR 25201.21 |
| <b>November<br/>2021</b> | 865  | NA | INR 21259434 | INR 24577.38 |

MAHINDRA VICINO (A3A4)

## 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        | 65    |
| Connectivity | 80    |

|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 100           |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 83            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 76            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 49            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>69/100</b> |

---

MAHINDRA VICINO (A3A4)

### 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.