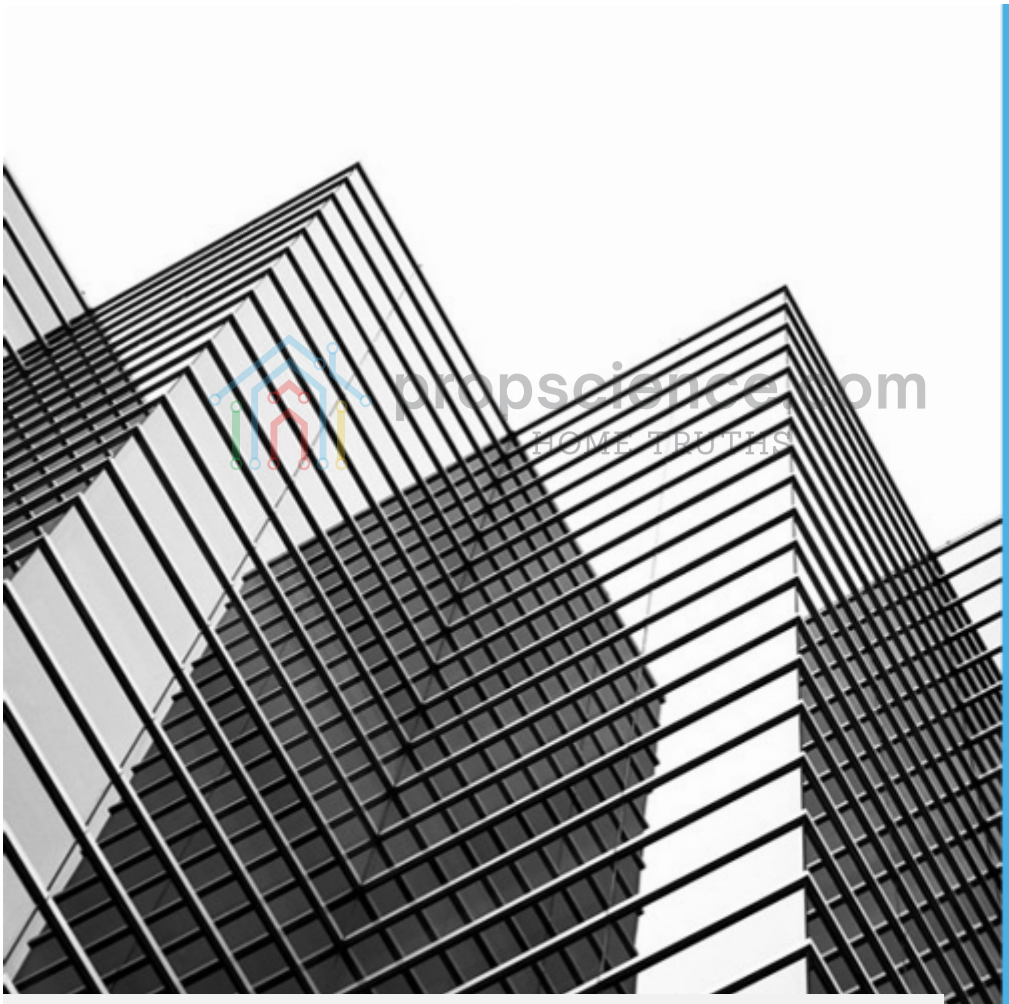
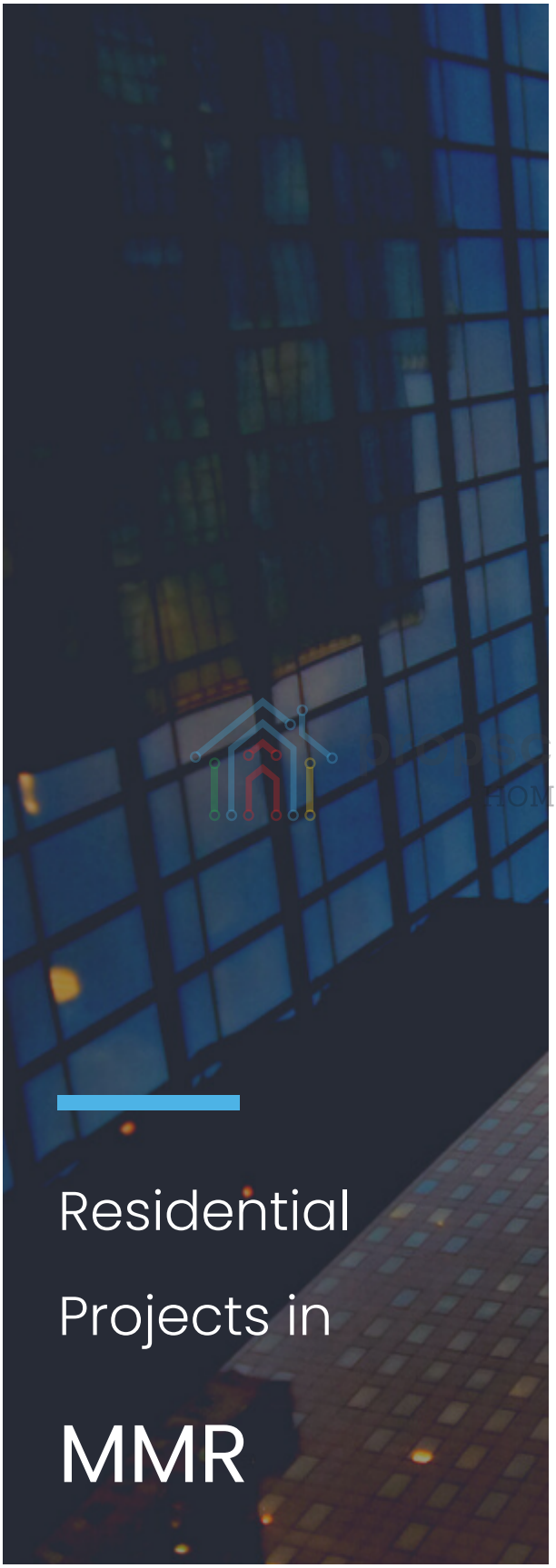
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PROP REPORT



Simba Savana Phase - 3

MahaRERA Number : P51800023183



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	NA	NA

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.4 Km**
- Metro Station Thakur Complex **1.4 Km**
- Kandivali Station East **3.0 Km**
- Vansh Hospital **1.6 Km**
- Chatrabhuj Narsee School **1.4 Km**
- Thakur Mall **600 Mtrs**
- D Mart **800 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold.

Encumbrances

The documents uploaded on the website claim the title of the land is clear and marketable, without any documented encumbrances.

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

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SIMBA SAVANA PHASE - 3

BUILDER & CONSULTANTS

Simba Properties Llp is a Limited Liability Partnership firm incorporated on 27 August 2018. It is registered at the Registrar of Companies, Mumbai. Its total obligation of contribution is Rs. 10,000. Designated Partners of Simba Properties Llp are Feroza Jamshed Mody and Cyrus Jamshed Mody. Simba Properties Llp's last financial year end date for which Statement of Accounts and Solvency were filed is N/A and as per records from Ministry of Corporate Affairs (MCA), date of last financial year end date for which Annual Return were filed is N/A.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SIMBA SAVANA PHASE - 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2026	513.33 Sqmt	2 BHK,3 BHK

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Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Deck Area,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Barbeque Pit,Party Lawn,Clubhouse,Community Hall

Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

SIMBA SAVANA PHASE - 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
SAVANA PHASE - 3	4	36	4	2 BHK,3 BHK	144
First Habitable Floor					6th

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SIMBA SAVANA PHASE - 3

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	785 sqft
3 BHK	1001 - 1254 sqft

Floor To Ceiling Height	NA
Views Available	NA

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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 22400000
3 BHK	--	--	INR 29000000 to 39020000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000

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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,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

SIMBA SAVANA 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.

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Category	Score
Place	55
Connectivity	33
Infrastructure	86
Local Environment	30
Land & Approvals	50

Project	68
People	39
Amenities	76
Building	53
Layout	45
Interiors	53
Pricing	30
Total	**51/100**

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SIMBA SAVANA PHASE - 3

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