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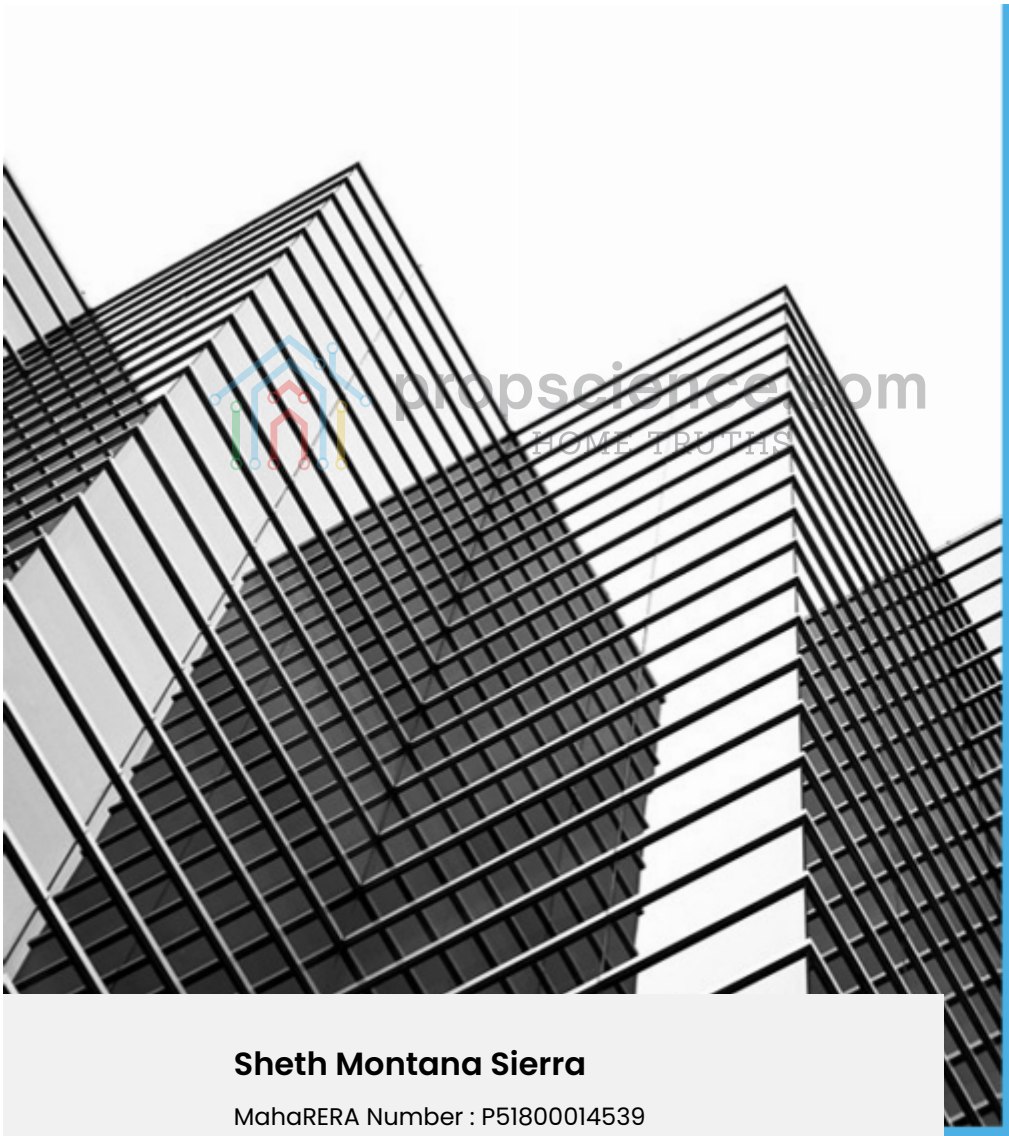
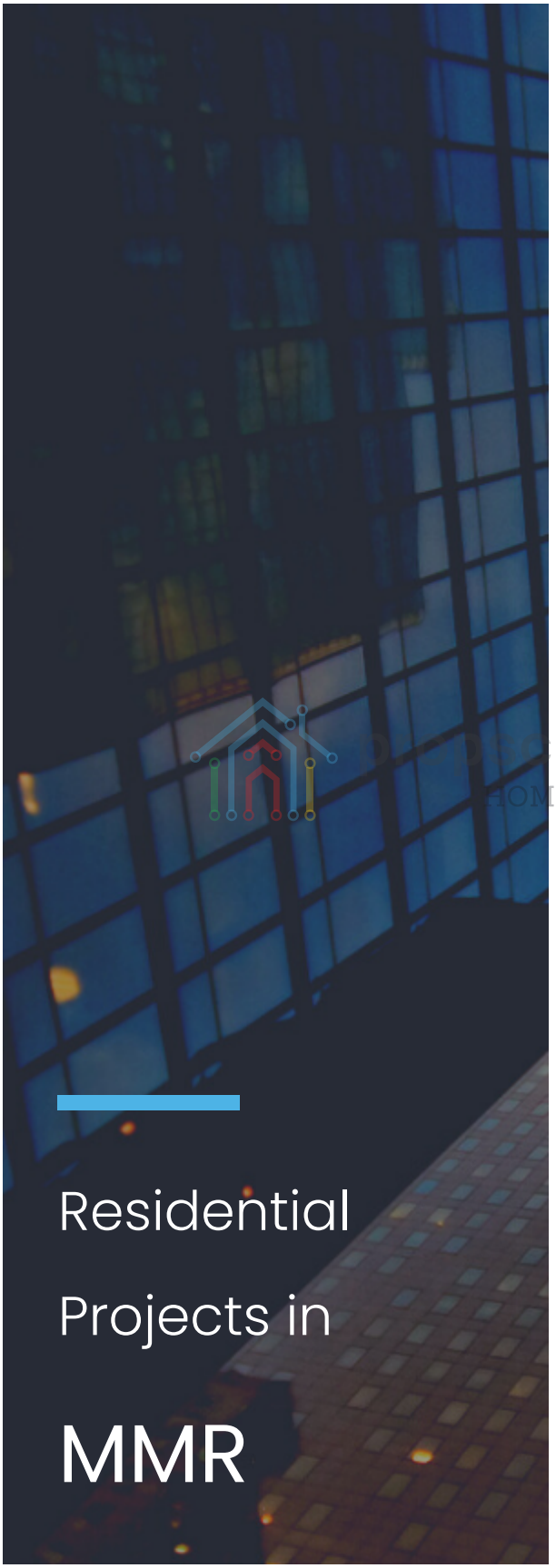
PROP REPORT



Sheth Montana Sierra

MahaRERA Number : P51800014539



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund Colony	NA	Ward T

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 32 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **19 Km**
- Dr. Hedgewar Chowk Bus Stop **900 Km**
- Mulund Railway Station **2.5 Km**
- Dr. Hedgewar Chowk Bus Stop **900 Mtrs**
- Fortis Hospital **1.5 Km**
- D.A.V International School **2 Km**
- R Mall **2.4 Km**
- Kalim Store, Guru Gobind Singh Marg, Moti Nagar, Amar Nagar, Mulund West, Mumbai, Maharashtra 400082 **1.3 Km**

SHETH MONTANA SIERRA

LAND & APPROVALS

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

SHETH MONTANA SIERRA

BUILDER & CONSULTANTS

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Ashwin Sheth Group, founded in 1986, is one of the leading real estate groups in the country, with a name rooted in unparalleled designs inspired by modern thought. Since its establishment, they have delivered some of the most elegant residential, Commercial, Retail, and IT projects in India and abroad, through intelligent planning, consistent focus on quality, and customer-oriented plans. With over 80 luxurious projects across Mumbai, including landmarks like BeauMonde, Viviana Mall, and 2 international projects in Dubai, the group has nestled over 25,000+ happy customers in their desired homes across 20 million sq. ft. Also, they have received several awards for their contribution to the real estate industry.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	7.5 Acre	3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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SHETH MONTANA SIERRA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sierra	4	48	4	3 BHK,4 BHK	192

First Habitable Floor	7th Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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SHETH MONTANA SIERRA

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1112 - 1230 sqft
4 BHK	1780 - 1951 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 15680.75	--	INR 33000000 to 36500000

4 BHK	INR 14027.94	--	INR 50100000 to 56000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	1718	34	INR 41000000	INR 23864.96
October 2022	1065	17	INR 23900000	INR 22441.31
August 2022	1065	33	INR 29500000	INR 27699.53
July 2022	1884	19	INR 38817500	INR 20603.77
July 2022	1718	17	INR 31000000	INR 18044.24
July 2022	2022	29	INR 51000000	INR 25222.55
June 2022	632	NA	INR 12800000	INR 20253.16
June 2022	845	28	INR 15850000	INR 18757.4
April 2022	722	NA	INR 19000000	INR 26315.79
February 2022	1075	2	INR 15600000	INR 14511.63
February 2022	2146	37	INR 42600000	INR 19850.89

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January 2022	1202	20	INR 26900000	INR 22379.37
January 2022	866	3	INR 17800000	INR 20554.27
November 2021	1075	20	INR 19760000	INR 18381.4
November 2021	1334	20	INR 21700000	INR 16266.87
November 2021	1222	26	INR 32000000	INR 26186.58
October 2021	1075	19	INR 19700000	INR 18325.58
October 2021	1075	NA	INR 20900000	INR 19441.86
September 2021	1334	26	INR 27328000	INR 20485.76
August 2021	2146	NA	INR 33000000	INR 15377.45

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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	58
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	76
People	56
Amenities	70

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Building	55
Layout	68
Interiors	55
Pricing	40
Total	**63/100**

SHETH MONTANA SIERRA

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