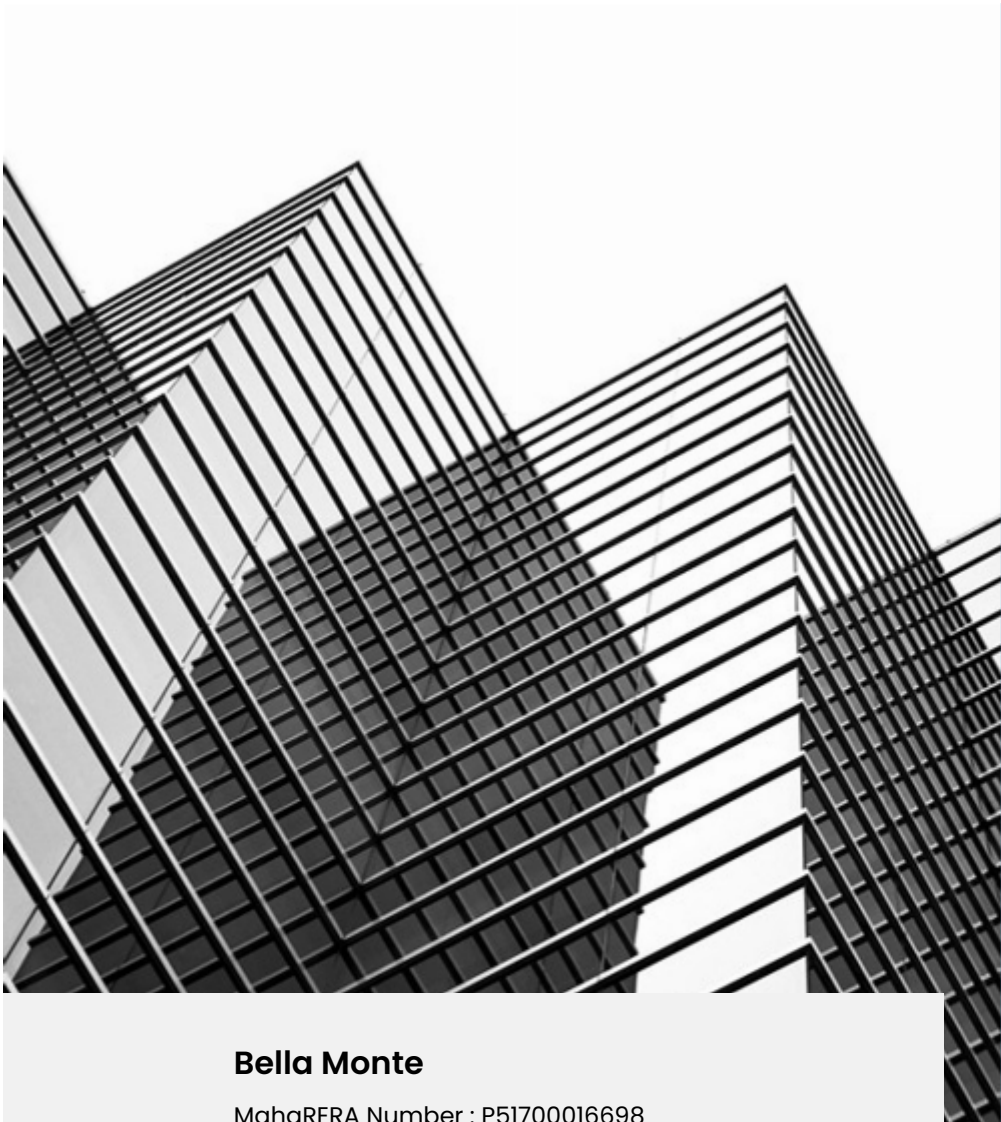


propscience.com

PROP REPORT



Bella Monte

MahaRERA Number : P51700016698

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 Mumbra. Mumbra is a suburb of Thane district. Mumbra has a population of 900,000 people as per the Thane urban agglomeration. Marathi, Marwari, Bihari, English, Hindi, Persian and Urdu are the most widely spoken languages. The region is well connected with many developed regions. Mumbra is connected to the Thane-Navi Mumbai-Airoli node via the Old Mumbai Pune Expressway or National Highway 4. The Thane Municipal Transport (TMT) and Navi Mumbai Municipal Transport (NMMT) bus service networks operate here. Mumbra and Diva railway stations are the closest. The MEK Industrial Park is an industrial area a few kilometres from the centre of Mumbra. The KausaSheel belt of Mumbra is home to medium-sized companies. Mumbra provides residents with a variety of social comfort facilities, allowing them to live a happy and peaceful life. These include several schools and hospitals.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **42.1 Km**
- Parsik Nagar Bus Stop **500 Mtrs**
- Mumbra Railway Station **5.7 Km**
- Airoli Navi Mumbai Highway **4.0 Km**
- Icon Hospital,Thakurpada **2.7 Km**
- ASADULLAH KHAN ENGLISH HIGH SCHOOL **900 Mtrs**
- Viviana Mall **15.0 Km**
- DMart Kolshet **11.9 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

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

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|-------------------------------|------------|------------|
| Completed on 30th March, 2022 | 16776 Sqmt | 2 BHK |

Project Amenities

| | |
|-----------------------------------|-------------------------------------|
| Sports | Kids Play Area,Gymnasium |
| Leisure | Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Bella Monte | 1 | 8 | 2 | 2 BHK | 16 |
| First Habitable Floor | | | | 1st | |

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|-----------------------|
| 2 BHK | 550 – 593 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |

| | |
|-----------------|---------------------|
| Views Available | Road View / No View |
|-----------------|---------------------|

| | |
|------------------------------|---|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 2 BHK | INR 5059.02 | INR 2800000 | INR 2500000 to 2700000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 1% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 300000 | 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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

BELLA MONTE

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 | 38 |
| Connectivity | 55 |
| Infrastructure | 58 |
| Local Environment | 90 |
| Land & Approvals | 44 |
| Project | 76 |
| People | 65 |
| Amenities | 36 |
| Building | 63 |
| Layout | 45 |
| Interiors | 63 |
| Pricing | 40 |

Total

56/100

BELLA MONTE

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