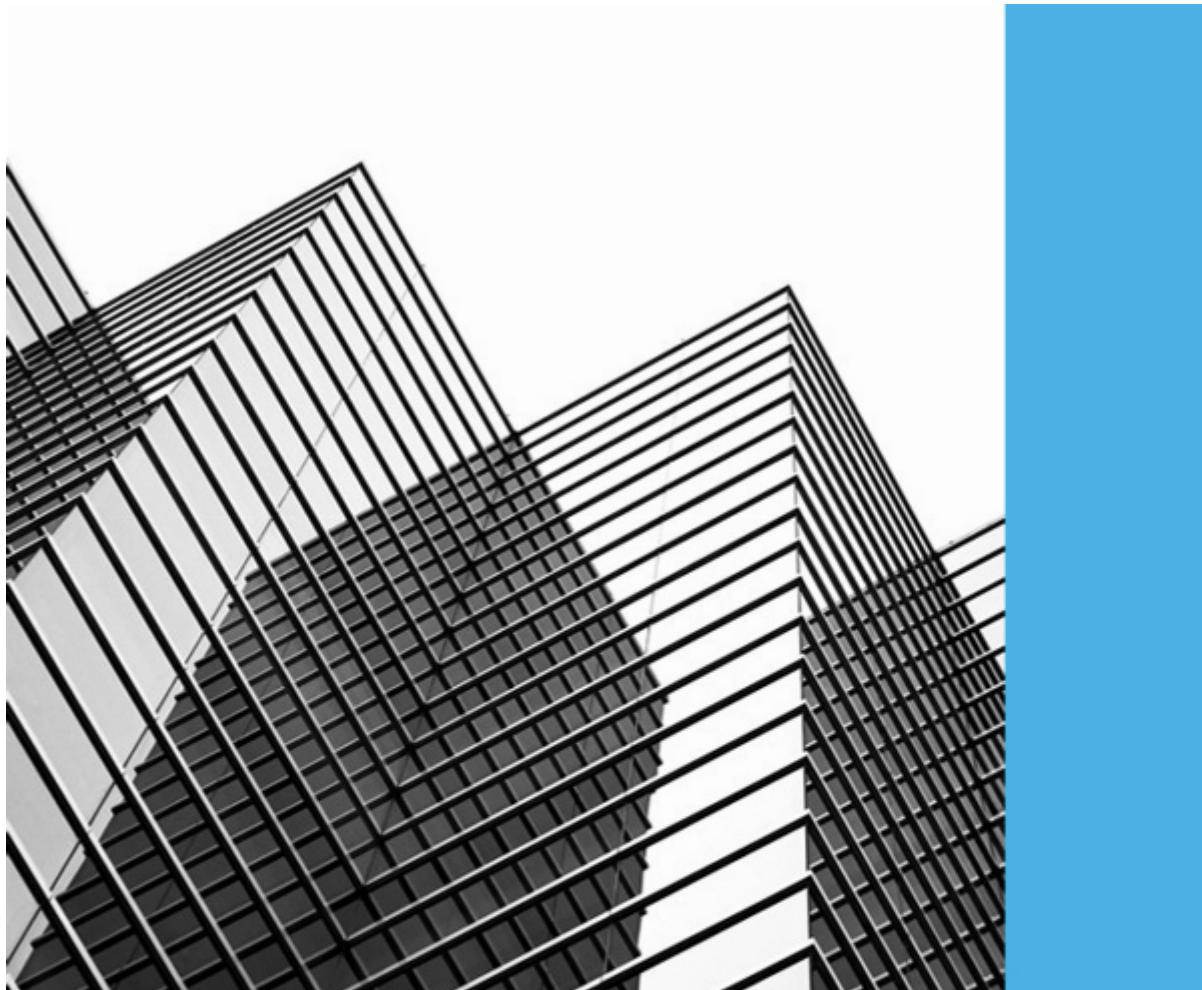


PROP REPORT



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 nallas / 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,Indiabulls 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.

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propsscores 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

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Disclaimer

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