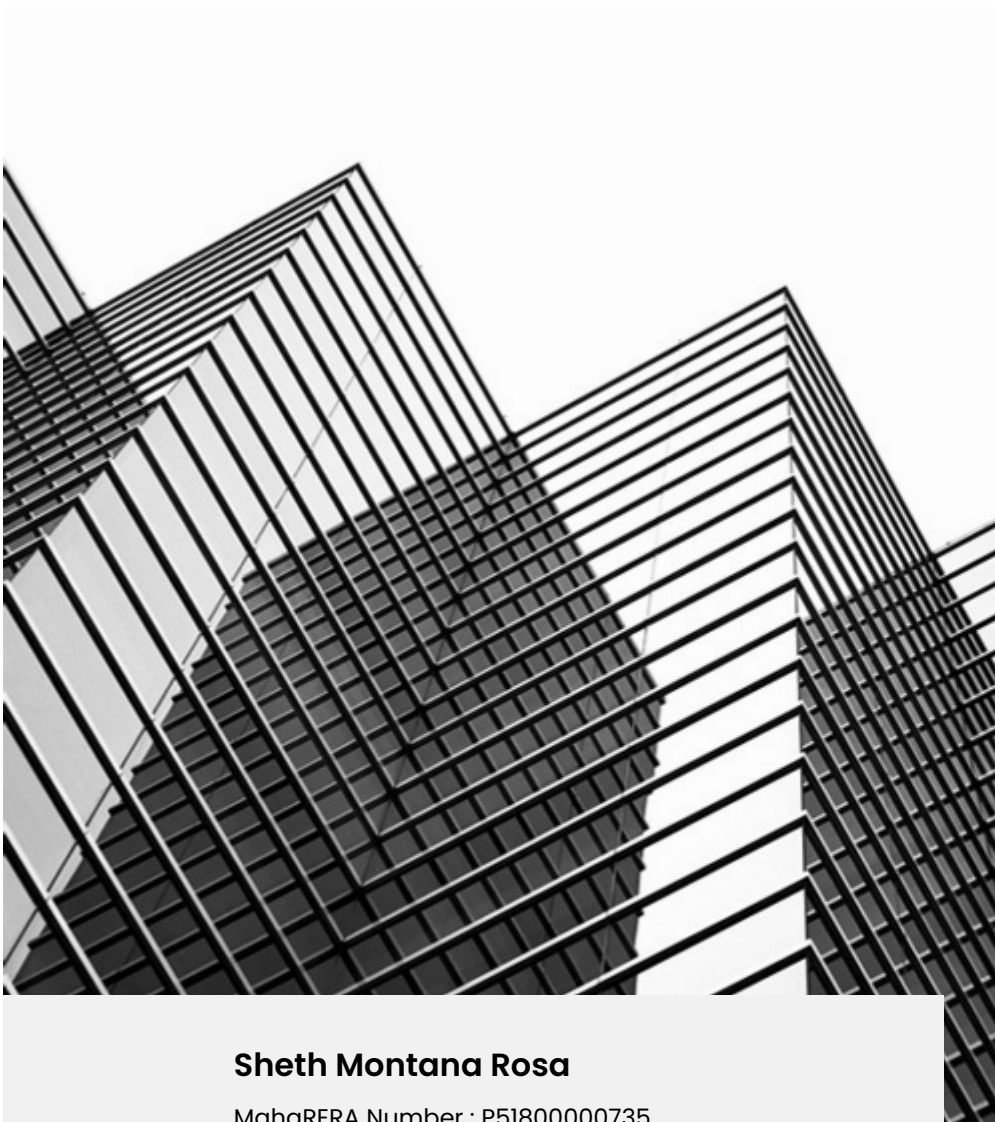


propscience.com

PROP REPORT



Sheth Montana Rosa

MahaRERA Number : P51800000735



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 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

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, Near Link Road, Sonapur Road, Lal Bahadur Shastri Rd, Sonapur, Mumbai, Maharashtra 400080 **900 Km**
- Mulund Railway Station **2.5 Km**
- Lal Bahadur Shastri Marg **2.9 Km**
- Fortis Hospital **1.5 Km**
- Fortis Hospital **1.5 Km**
- R Mall **2.4 Km**
- Kalim Store, Guru Gobind Singh Marg, Moti Nagar, Amar Nagar, Mulund West, Mumbai, Maharashtra 400082 **1.3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	7

BUILDER & CONSULTANTS

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, 2021	7.5 Acre	2 BHK,3 BHK

Project Amenities

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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rosa	4	48	4	2 BHK,3 BHK	192
First Habitable Floor				7th Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **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

SHETH MONTANA ROSA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	723 sqft
3 BHK	965 – 1095 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

SHETH MONTANA ROSA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24757.95	--	INR 19000000

3 BHK	INR 25711.57	--	INR 29500000 to 33000000
-------	--------------	----	--------------------------

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	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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
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
July 2021	1075	7	INR 18375000	INR 17093.02
July 2021	1197	20	INR 23317500	INR 19479.95
July 2021	1075	5	INR 18500000	INR 17209.3
June 2021	2146	9	INR 39700000	INR 18499.53
June 2021	845	NA	INR 15800000	INR 18698.22
May 2021	1197	10	INR 21900000	INR 18295.74

SHETH MONTANA ROSA

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	76
Building	55
Layout	60

Interiors	55
Pricing	30
Total	62/100

SHETH MONTANA ROSA

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.