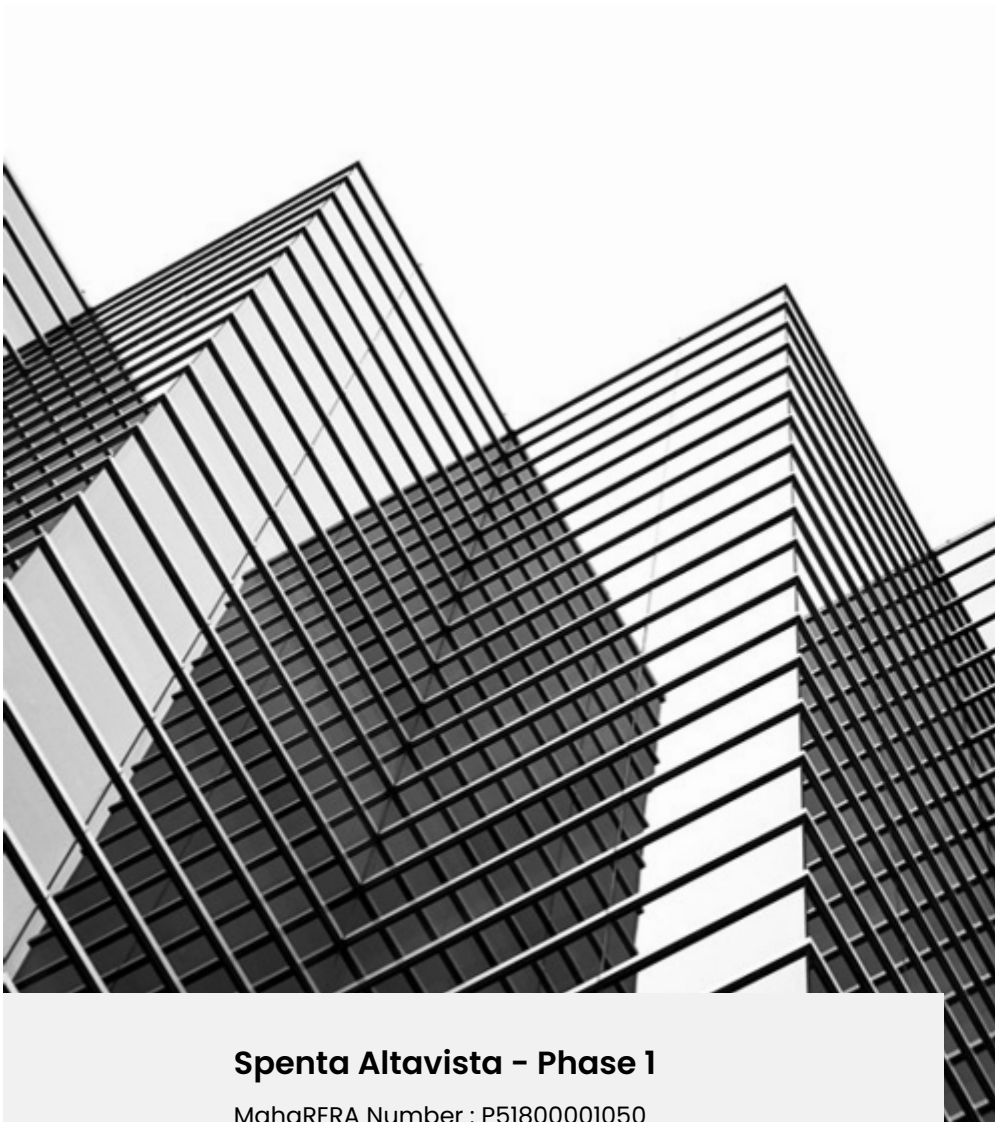


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PROP REPORT



Spenta Altavista – Phase 1

MahaRERA Number : P51800001050



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT



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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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Chembur | NA | Ward M East |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.9 Km**
- Lal Dongar, Chembur, **400 Mtrs**
- VNP & RC Marg Junction, Charai, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- Chembur, Prakash Thorat Marg, Chembur West, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **2.5 Km**
- Eastern Express Hwy, Maharashtra Altavista, VN Purav Marg, Sion - Trombay Rd, near Surana Sethia Hospital, Chembur, Mumbai, Maharashtra 400071 Add destination Gas Gas **1 Km**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **950 Mtrs**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **2.4 Km**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **1.9 Km**
- Society Stores, Opp. Apna Sahakari Bank & SBI Near Joy Hospital, DK Sandu Marg, near Sandhu Garden, Chembur (E, Mumbai, Maharashtra 400071 **1.5 Km**

SPENTA ALTAVISTA -
PHASE 1

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022 | NA | 2 |

SPENTA ALTAVISTA -
PHASE 1

BUILDER & CONSULTANTS



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

SPENTA ALTAVISTA –
PHASE 1

PROJECT & AMENITIES



| Time Line | Size | Typography |
|----------------------------------|----------|-------------------|
| Completed on 31st December, 2020 | 7.6 Acre | 1 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Steam Room,Sauna,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Conference / Meeting Room,Visitor's Room,Party Lawn,Clubhouse,Multipurpose Hall |

Eco Friendly Features

Landscaped Gardens,Water Storage

SPENTA ALTAVISTA – PHASE 1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 2 | 26 | 4 | 2 BHK | 104 |
| Wing B | 3 | 26 | 4 | 1 BHK,2 BHK | 104 |
| Wing C | 4 | 26 | 8 | 1 BHK,2 BHK | 208 |
| Wing D | 2 | 26 | 4 | 2 BHK,3 BHK | 104 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 624 - 724 sqft |
| 1 BHK | 430 - 452 sqft |
| 2 BHK | 624 - 627 sqft |
| 1 BHK | 430 - 452 sqft |
| 2 BHK | 624 - 627 sqft |
| 2 BHK | 627 - 724 sqft |
| 3 BHK | 904 - 912 sqft |

| | |
|-------------------------|---------------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Water Body / City Skyline |

| | |
|----------|---------------------------------|
| Flooring | Marble Flooring,Vitrified Tiles |
|----------|---------------------------------|

| | |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing | False Ceiling |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen |

SPENTA ALTAVISTA –
PHASE I

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | -- | -- | INR 12300000 to 12900000 |
| 2 BHK | -- | -- | INR 17800000 to 20700000 |
| 3 BHK | -- | -- | INR 25800000 to 26100000 |

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

| | | |
|------------|-----------------|---------------|
| GST | Stamp Duty | Registration |
| 0% | 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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank |

Transaction History

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

SPENTA ALTAVISTA –
PHASE I

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| July 2022 | 501 | 3 | INR 9000000 | INR 17964.07 |
| April 2022 | 912 | 18 | INR 22461040 | INR 24628.33 |
| March 2022 | 430 | 18 | INR 10400000 | INR 24186.05 |
| March 2022 | 504 | 2 | INR 11000000 | INR 21825.4 |
| January 2022 | 661 | 6 | INR 14800000 | INR 22390.32 |
| January 2022 | 520 | 14 | INR 8700000 | INR 16730.77 |
| August 2021 | 662 | 21 | INR 14573200 | INR 22013.9 |
| July 2021 | 968 | 23 | INR 20959720 | INR 21652.6 |
| June 2021 | 752 | 17 | INR 13800000 | INR 18351.06 |
| May 2021 | 672 | 23 | INR 17600000 | INR 26190.48 |
| March 2021 | 430 | 22 | INR 10150000 | INR 23604.65 |
| March 2021 | 768 | 22 | INR 15398913 | INR 20050.67 |

| | | | | |
|--------------------------|-----|----|--------------|--------------|
| February 2021 | 997 | 19 | INR 22274730 | INR 22341.76 |
| February 2021 | 662 | 13 | INR 14096214 | INR 21293.37 |
| December 2020 | 700 | 13 | INR 14983730 | INR 21405.33 |
| December 2020 | 662 | 1 | INR 14365400 | INR 21700 |
| November 2020 | 430 | 3 | INR 8999160 | INR 20928.28 |
| November 2020 | 430 | 1 | INR 9016000 | INR 20967.44 |
| July 2020 | 419 | 19 | INR 9200000 | INR 21957.04 |
| February 2020 | 699 | 3 | INR 14418330 | INR 20627.08 |

SPENTA ALTAVISTA –
PHASE 1

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 | 48 |
| Connectivity | 83 |
| Infrastructure | 86 |
| Local Environment | 70 |
| Land & Approvals | 56 |
| Project | 66 |
| People | 48 |
| Amenities | 62 |
| Building | 53 |
| Layout | 65 |

| | |
|------------------|---------------|
| Interiors | 55 |
| Pricing | 30 |
| Total | 60/100 |

SPENTA ALTAVISTA –
PHASE 1

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