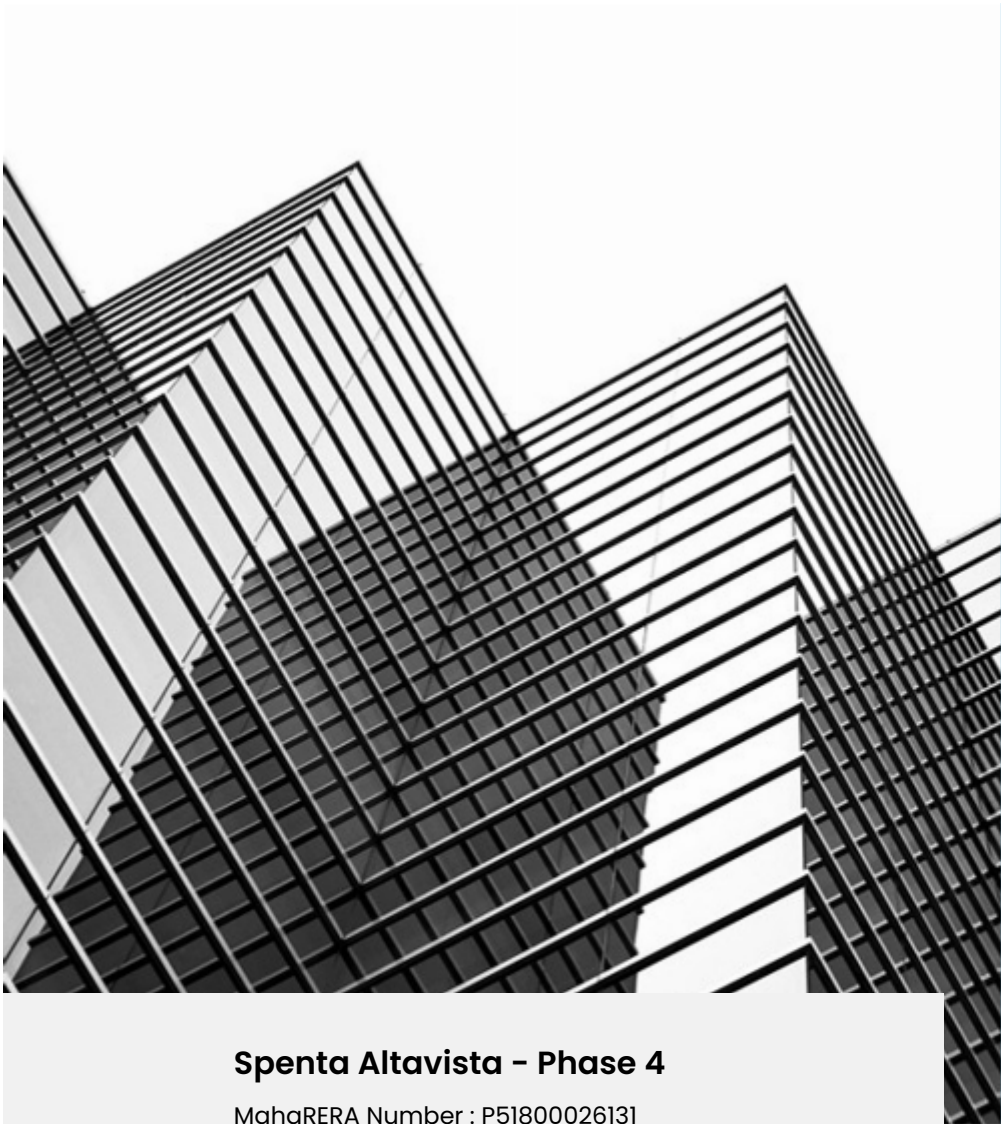


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# PROP REPORT



**Spenta Altavista – Phase 4**

MahaRERA Number : P51800026131



# 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 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**

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SPENTA ALTAVISTA -  
PHASE 4

## LAND & APPROVALS

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

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SPENTA ALTAVISTA -  
PHASE 4

# BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2024	7.6 Acre	2 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,Multipurpose Hall

Eco Friendly Features	Landscaped Gardens,Water Storage
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SPENTA ALTAVISTA – PHASE 4
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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing I	3	26	5	2 BHK	130
First Habitable Floor				1st Floor	

## Services & Safety

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

SPENTA ALTAVISTA – PHASE 4
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# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	624 - 724 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	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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PHASE 4

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17800000 to 17900000

**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,SBI Bank



## Transaction History

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

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PHASE 4

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2021	699	2	INR 14837056	INR 21226.12
July 2021	699	15	INR 14434610	INR 20650.37
July 2021	591	15	INR 12338741	INR 20877.73
June 2021	699	8	INR 13840200	INR 19800
April 2021	699	15	INR 14891057	INR 21303.37
April 2021	740	5	INR 13894758	INR 18776.7
April 2021	673	4	INR 13593502	INR 20198.37
March 2021	699	22	INR 15398913	INR 22029.92

<b>January 2021</b>	699	20	INR 14984468	INR 21437.01
<b>December 2020</b>	673	10	INR 14186878	INR 21080.06
<b>November 2020</b>	591	5	INR 11934681	INR 20194.05

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PHASE 4

## 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

<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	56
<b>Project</b>	76
<b>People</b>	48
<b>Amenities</b>	62
<b>Building</b>	53
<b>Layout</b>	63
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>62/100</b>

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SPENTA ALTAVISTA –  
PHASE 4

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