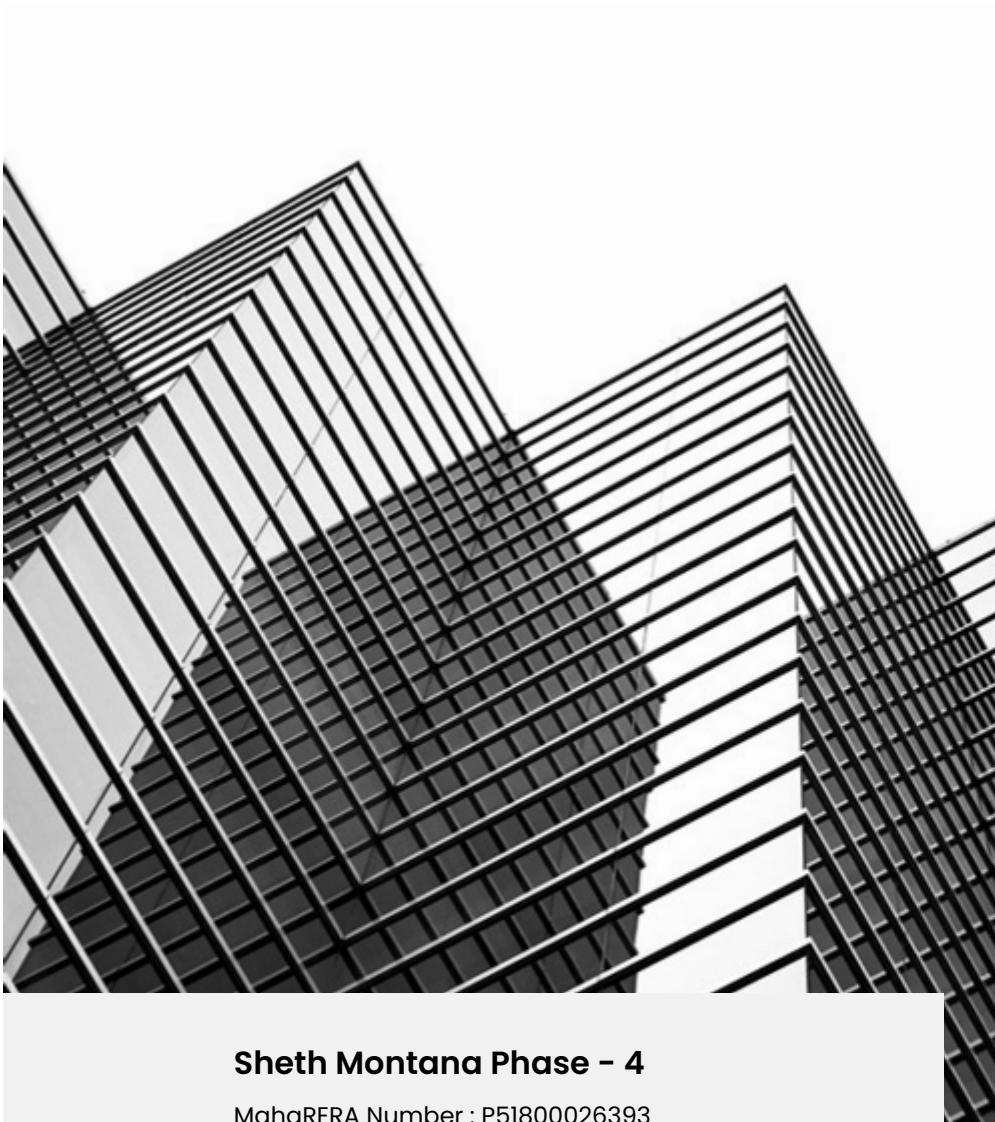


PROP REPORT



Sheth Montana Phase - 4

MahaRERA Number : P51800026393



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 **900 Mtrs**
- Nahur Railway Station (E), Nahur West, Nahur East, Bhandup East, Mumbai, Maharashtra 400080 **3 Km**
- Lal Bahadur Shastri Marg **2.9 Km**
- Fortis Hospital **1.5 Km**
- Billabong High International School **2.6 Km**
- Eternity Mall **5 Km**
- Kalim Store, Guru Gobind Singh Marg, Moti Nagar, Amar Nagar, Mulund West, Mumbai, Maharashtra 400082 **1.4 Km**

SHETH MONTANA PHASE -
4

LAND & APPROVALS

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

SHETH MONTANA PHASE -
4

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
Kotak Bank	NA	NA

SHETH MONTANA PHASE -
4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	7 Acre	2 BHK,3 BHK

Project Amenities

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

SHETH MONTANA PHASE – 4

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	4	48	5	2 BHK,3 BHK	240
B Wing	2	48	4	2 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** : Fire rated doors / walls,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 PHASE - 4	
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	611 - 902 sqft
3 BHK	1108 - 1338 sqft
2 BHK	594 - 710 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	False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier

SHETH MONTANA PHASE -
4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13200000 to 21700000
3 BHK	--	--	INR 26500000 to 31700000

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

GST	Stamp Duty	Registration
5%	0%	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,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

SHETH MONTANA PHASE –
4

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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October 2022	597	26	INR 12875000	INR 21566.16
September 2022	597	16	INR 12649485	INR 21188.42
August 2022	581	5	INR 12350000	INR 21256.45
August 2022	581	22	INR 13000000	INR 22375.22
August 2022	581	25	INR 13000000	INR 22375.22
August 2022	672	11	INR 16100000	INR 23958.33
August 2022	1063	31	INR 26200000	INR 24647.22
August 2022	672	20	INR 16600000	INR 24702.38
July 2022	581	4	INR 12800000	INR 22030.98
July 2022	581	35	INR 12900000	INR 22203.1
July 2022	672	35	INR 15000000	INR 22321.43
July 2022	672	26	INR 15000000	INR 22321.43
July 2022	581	323	INR 13000000	INR 22375.22
July 2022	632	24	INR 14100000	INR 22310.13

July 2022	672	28	INR 15000000	INR 22321.43
July 2022	672	24	INR 13800000	INR 20535.71
July 2022	581	34	INR 12750000	INR 21944.92
July 2022	672	16	INR 15800000	INR 23511.9
July 2022	672	18	INR 14900000	INR 22172.62
July 2022	632	12	INR 14200000	INR 22468.35

SHETH MONTANA 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	55

Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	50
Project	76
People	65
Amenities	70
Building	55
Layout	61
Interiors	63
Pricing	30
Total	64/100

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