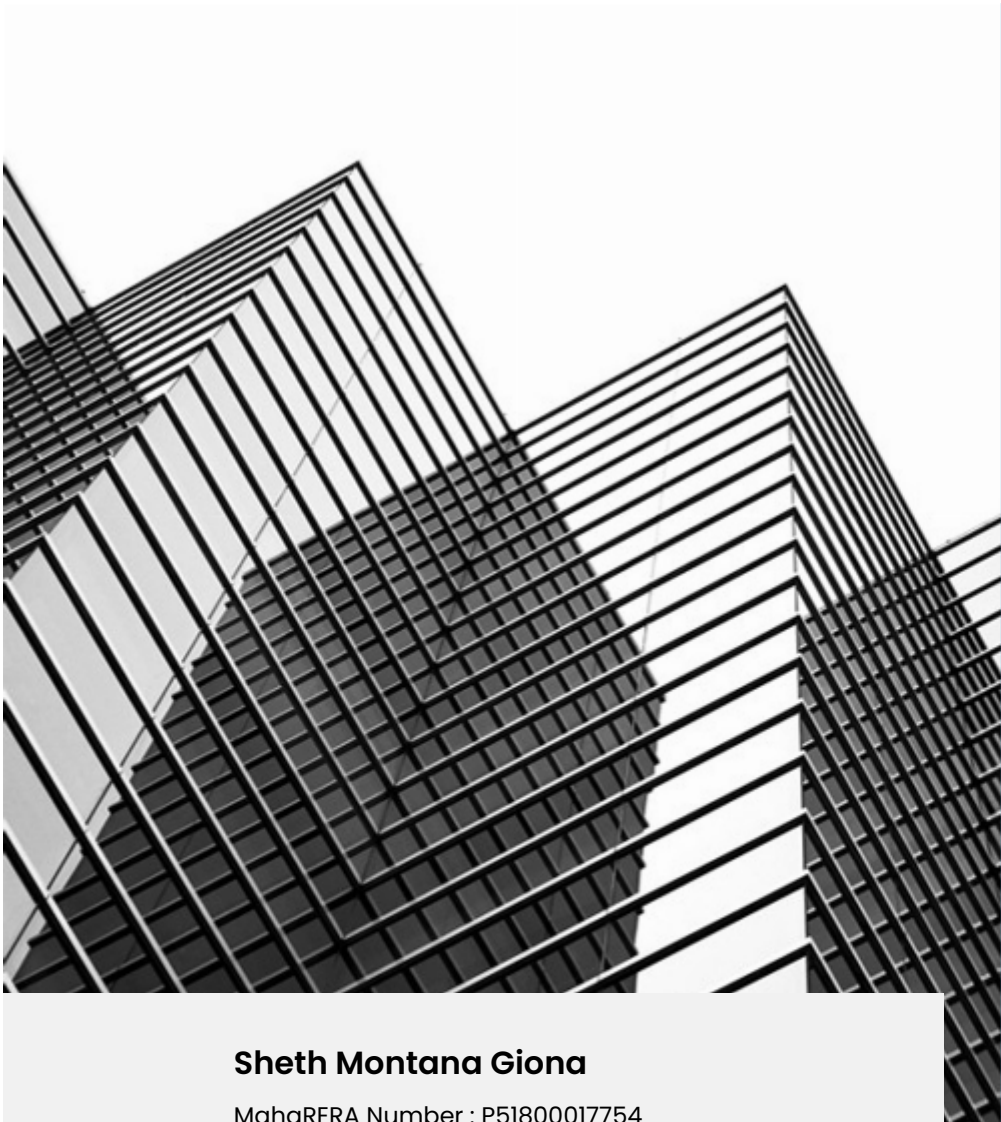


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PROP REPORT



Sheth Montana Giona

MahaRERA Number : P51800017754



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**
- D. A. V. International School **2 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
September 2022	NA	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
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	7.5 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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Giona	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 :** 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 GIONA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	668 – 768 sqft
3 BHK	977 – 1088 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

SHETH MONTANA GIONA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 40978.59	--	INR 17500000 to 18500000

3 BHK	INR 48249.03	--	INR 26100000 to 27500000
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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,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.

SHETH MONTANA GIONA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	733	38	INR 18310000	INR 24979.54
December 2022	733	39	INR 14300000	INR 19508.87
December 2022	733	42	INR 18360000	INR 25047.75
December 2022	733	41	INR 14200000	INR 19372.44
November 2022	654	5	INR 12500000	INR 19113.15
October 2022	654	7	INR 15600000	INR 23853.21
October 2022	654	43	INR 16390000	INR 25061.16
October 2022	733	39	INR 18350000	INR 25034.11
September 2022	654	37	INR 14000000	INR 21406.73

September 2022	1028	36	INR 23200000	INR 22568.09
September 2022	946	36	INR 20500000	INR 21670.19
August 2022	1028	42	INR 20500000	INR 19941.63
July 2022	934	32	INR 20000000	INR 21413.28
July 2022	843	27	INR 15497284	INR 18383.49
July 2022	638	16	INR 13813580	INR 21651.38
July 2022	1028	20	INR 20700000	INR 20136.19
July 2022	1028	28	INR 25700000	INR 25000
July 2022	733	24	INR 16700000	INR 22783.08
July 2022	733	43	INR 18600000	INR 25375.17
July 2022	934	3	INR 18918110	INR 20254.94

SHETH MONTANA GIONA

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	86
Local Environment	80
Land & Approvals	56
Project	76
People	56
Amenities	70
Building	55
Layout	53

Interiors	63
Pricing	40
Total	64/100

SHETH MONTANA GIONA

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