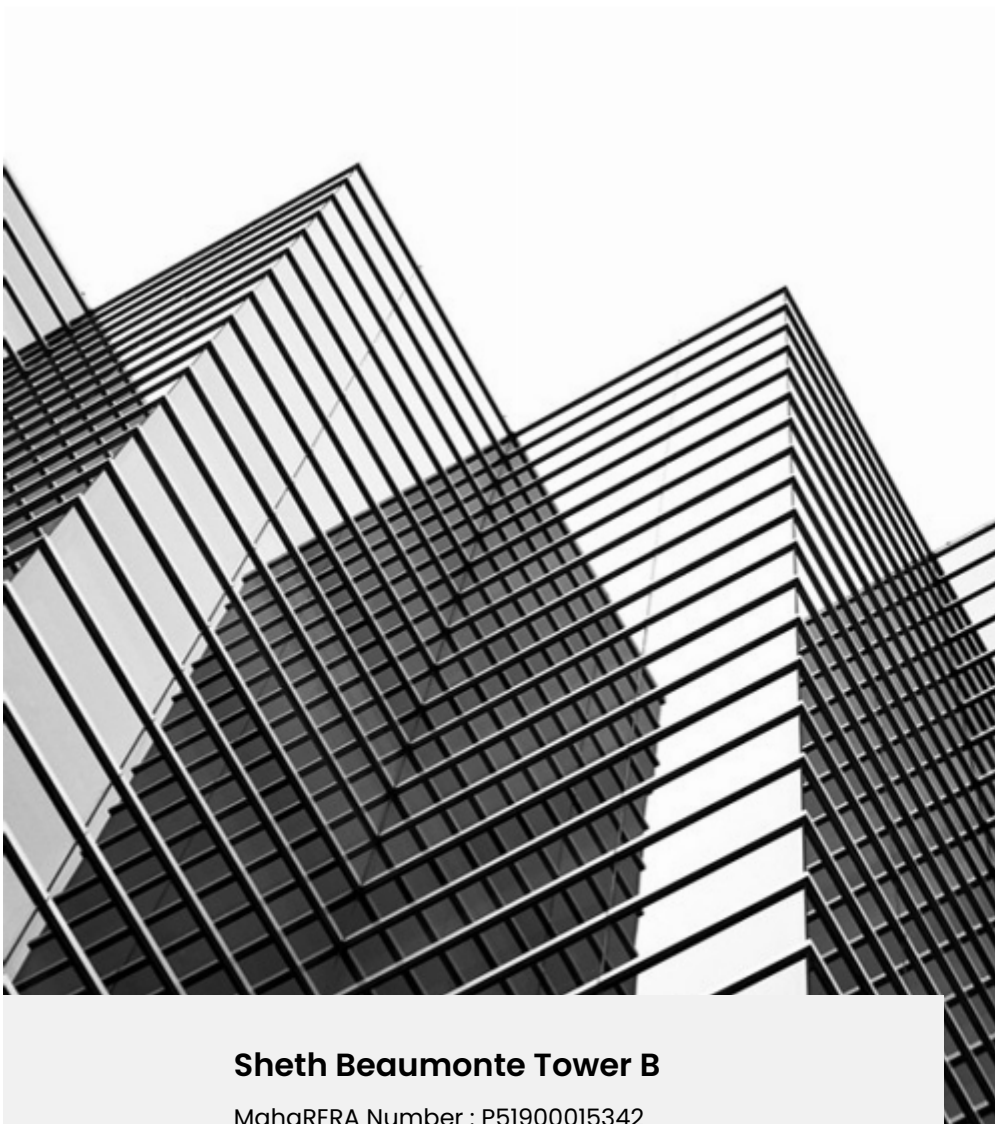


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PROP REPORT



Sheth Beaumonte Tower B

MahaRERA Number : P51900015342



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.

SHETH BEAUMONTE

TOWER B

LOCATION

The project is in Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

| Post Office | Police Station | Municipal Ward |
|-------------|------------------------|----------------|
| Sion | Matunga Police Station | Ward F North |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 183 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport **8.9 Km**
- Chhatrapati Shivaji International Airport **11 Km**
- Sion Bus Station **270 Mtrs**
- Sion Railway Station **450 Mtrs**
- Eastern Express Highway **200 Mtrs**
- S L Raheja Hospital **3 Km**
- Orchids The International School **3 Km**
- PVR Cinemas **260 Mtrs**
- Reliance Fresh **650 Mtrs**

SHETH BEAUMONTE

TOWER B

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| September 2022 | 2 | 1 |

SHETH BEAUMONTE

TOWER B

BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

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

SHETH BEAUMONTE

TOWER B

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-----------|-------------------|
| 2023 Ready to move | 3.75 Acre | 2 BHK,3 BHK,4 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Badminton Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| Leisure | Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Temple |
| Business & Hospitality | Banquet Hall,Restaurant / Cafe,Clubhouse |
| Eco Friendly Features | Green Zone,Landscaped Gardens,Water Storage |

SHETH BEAUMONTE

TOWER B

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Tower B | 7 | 40 | 6 | 2 BHK,3 BHK,4 BHK | 240 |
| First Habitable Floor | | | | 2nd Floor | |

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **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 BEAUMONTE
TOWER B

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 930 sqft |
| 3 BHK | 1273 – 1357 sqft |

| | |
|-------|-----------|
| 4 BHK | 1590 sqft |
|-------|-----------|

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

| | |
|------------------------------|--|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | WIFI enabled,Optic Fiber Cable |
| White Goods | Modular Kitchen,Water Purifier,Air Conditioners |

| |
|----------------------------|
| SHETH BEAUMONTE TOWER B |
|----------------------------|

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|-----------------|-----------------|-----------------------------|
| 2 BHK | INR 40860.22 | INR 38000000 | INR 43710000 |
| 3 BHK | INR 41930.73 | INR 53400000 | INR 60000000 to 64000000 |
| 4 BHK | INR 41949.69 | INR 66700000 | INR 75000000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 5% | INR 300000 |
| 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**

Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL
Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

SHETH BEAUMONTE
TOWER B

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 | 65 |
| Connectivity | 83 |
| Infrastructure | 92 |
| Local Environment | 70 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 50 |
| Project | 69 |
| People | 65 |
| Amenities | 68 |
| Building | 59 |
| Layout | 66 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 66/100 |

SHETH BEAUMONTE
TOWER B

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