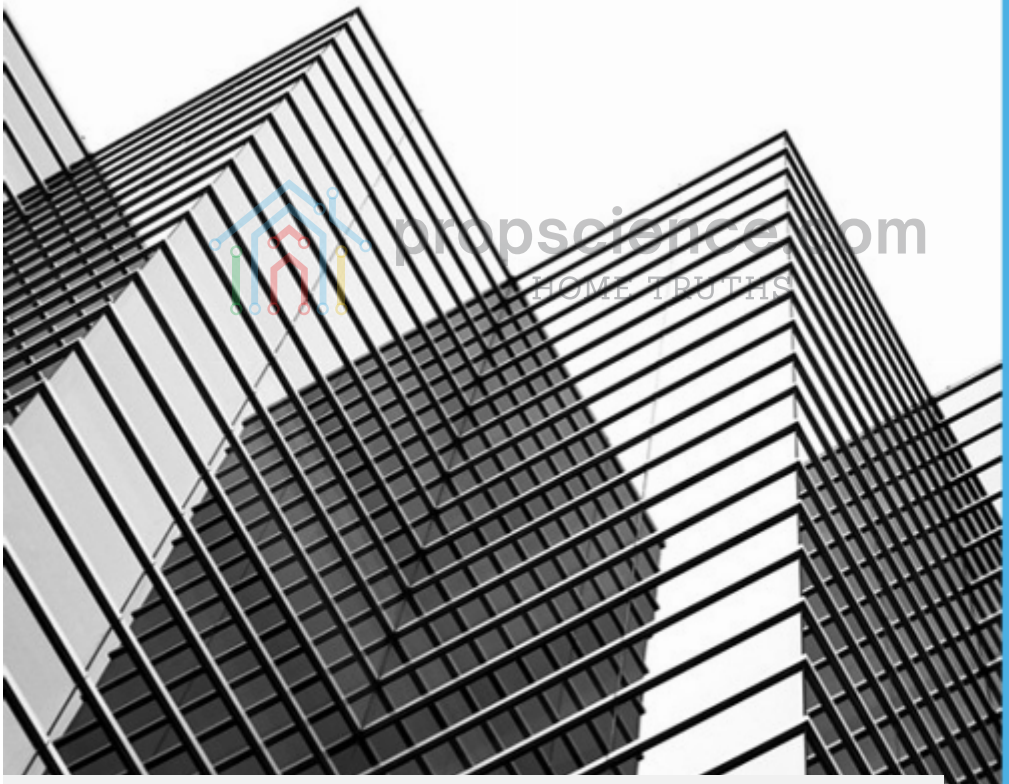
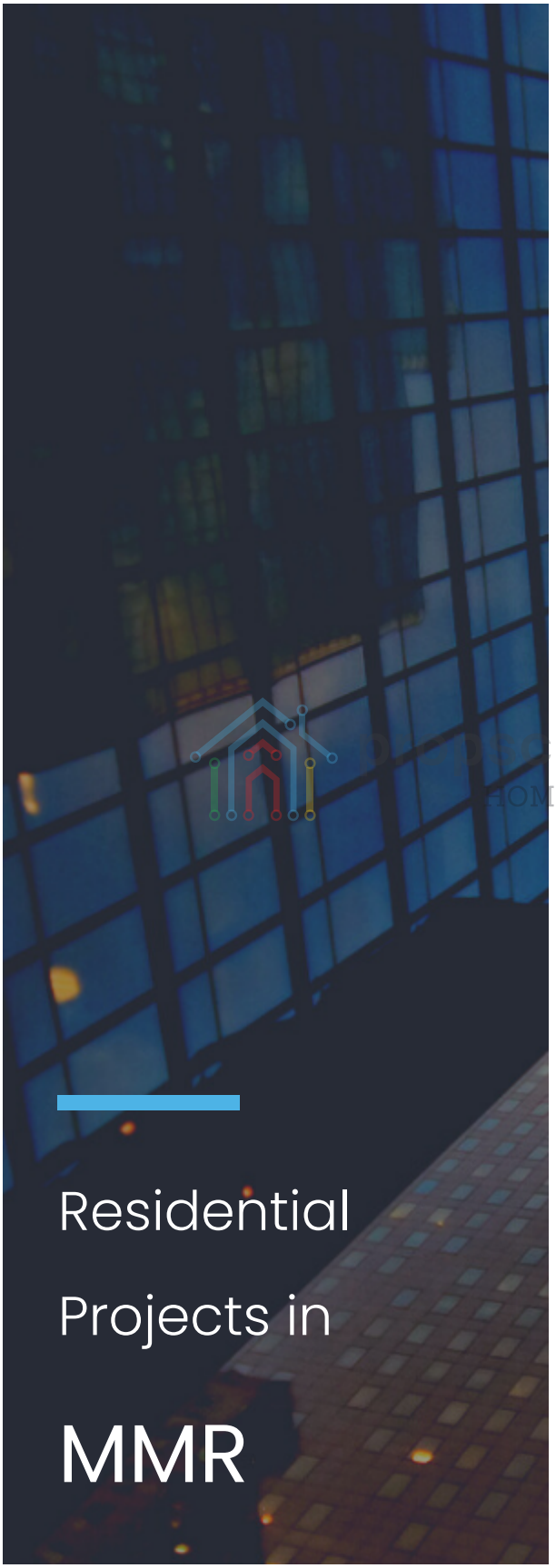
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PROP REPORT



Adani & Marathon Monte South Phase 4

MahaRERA Number : P51800001585



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.

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LOCATION

The project is in Byculla (West). Byculla is mainly a residential area in the making. It is also known for Dr. Bhau Daji Lad Mumbai City Museum, a stately Victorian building with historic photos and folk costumes. Jijamata Udyaan, or Victoria Garden, is home to the small Byculla Zoo, a playground and a massive clock tower. Nearby, Gothic-style Gloria Church and Khada Parsi, a towering cast-iron statue of a Parsi mogul, are popular backdrops for photos and movies.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Saifee Hospital **2.1 Km**
- Aditya Birla World Academy **2.7 Km**
- High Street Phoenix **3.7 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	12 Acre	2 BHK,2.5 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Temple
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
,Montesouth Pilatus -1	7	22	8	2 BHK,2.5 BHK,3 BHK,3.5 BHK	176

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA

- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	851 - 932 sqft
2.5 BHK	1158 - 1214 sqft
3 BHK	1140 - 1331 sqft
3.5 BHK	1485 - 1699 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 45064.38	--	INR 42000000
2.5 BHK	INR 34596.38	--	INR 42000000
3 BHK	INR 31555.22	--	INR 42000000
3.5 BHK	INR 24720.42	--	INR 42000000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

July 2022	1694	22	INR 51826283	INR 30594.03
June 2022	933	NA	INR 31247800	INR 33491.75
May 2022	1463	NA	INR 33667804	INR 23012.85
April 2022	846	16	INR 25601007	INR 30261.24
February 2022	1141	2507	INR 31002858	INR 27171.65
February 2022	1221	39	INR 37947200	INR 31078.79
January 2022	941	49	INR 35615395	INR 37848.45
December 2021	1351	50	INR 37958438	INR 28096.55
December 2021	1251	53	INR 32225328	INR 25759.65
November 2021	1484	35	INR 34139121	INR 23004.8
November 2021	1145	36	INR 41648984	INR 36374.66

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October 2021	1694	21	INR 44657942	INR 26362.42
October 2021	841	48	INR 25253452	INR 30027.89
October 2021	1145	38	INR 32948295	INR 28775.8
August 2021	1694	36	INR 44693600	INR 26383.47
July 2021	1145	39	INR 26948401	INR 23535.72
July 2021	941	53	INR 27185676	INR 28890.2
June 2021	851	29	INR 24369755	INR 28636.61
June 2021	1132	17	INR 29870360	INR 26387.24
May 2021	1288	40	INR 45651149	INR 35443.44

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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	15
Infrastructure	52
Local Environment	30
Land & Approvals	50
Project	58
People	30
Amenities	36
Building	53
Layout	55
Interiors	30

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Pricing	30
Total	**41/100**

ADANI & MARATHON
MONTE SOUTH PHASE 4

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