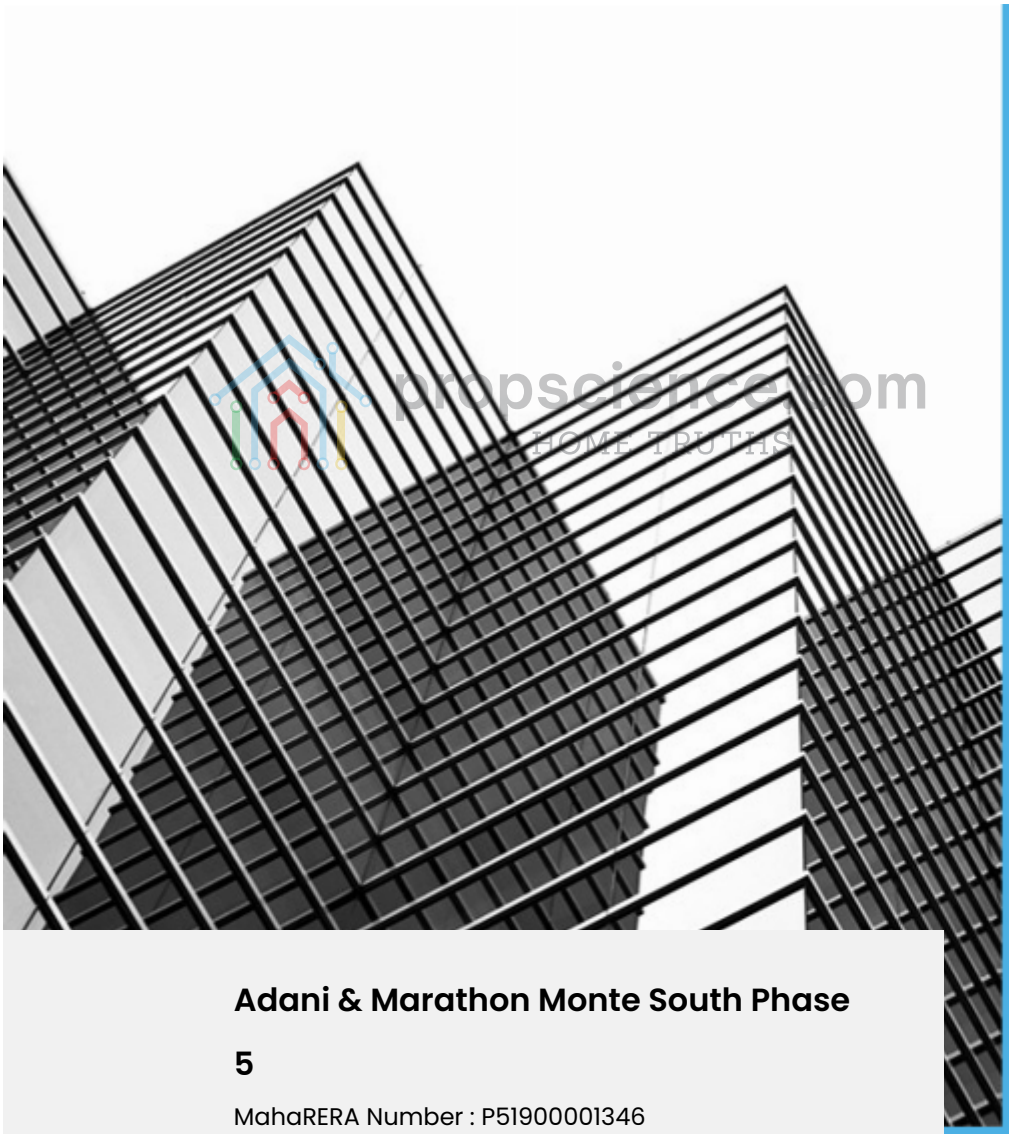
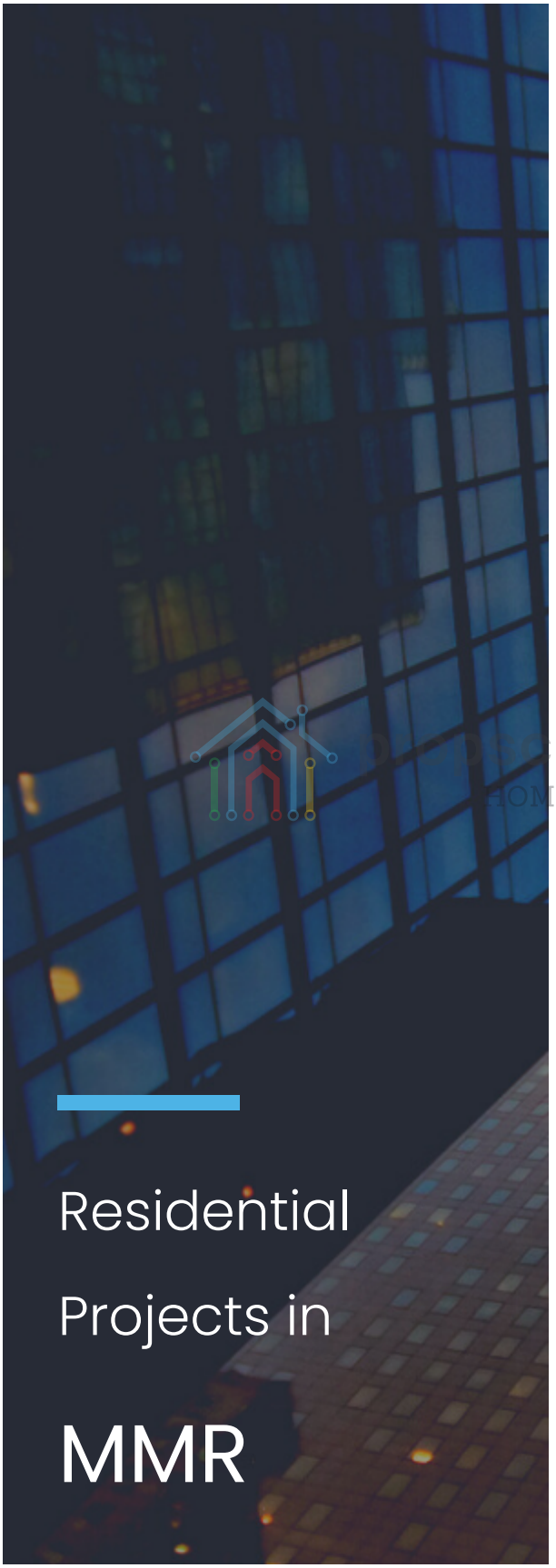
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# PROP REPORT




## Adani & Marathon Monte South Phase 5

MahaRERA Number : P51900001346



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

- J.J 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

Founded by Zaverbhai Shah in 1922 and formally established in 1969. The 53-year-old Mumbai based real estate development company that has completed over 80 projects in the city, and presently has over 4 million sqft of land under development and additional 880 acres of land being planned across MMR. The company has bagged numerous awards such as "Affordable Housing of the Year" - Estate Awards 2019 and many more.

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

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2023 | 12 Acre | 2 BHK,2.5 BHK,3 BHK,3.5 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | Senior Citizen Zone,Temple |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | NA |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Montesouth Pilatus -2 | 7 | 15 | 8 | 2 BHK,2.5 BHK,3 BHK,3.5 BHK | 120 |

| | | | | | |
|---|---|---|---|---|---|
| Montesouth Pilatus -2i | 7 | 15 | 8 | 3.5 BHK | 120 |

| | |
|---|---|
| **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 | 1699 sqft |

| | |
|---|---|
| 3.5 BHK | 1485 sqft |

| | |
|---|---|
| **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 |

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

**Transaction History**

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

# 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 |

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| | | | | |
|---|---|---|---|---|
| **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 |
| **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** | 48 |

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| | |
|---|---|
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 55 |
| **Interiors** | 30 |
| **Pricing** | 30 |
| **Total** | **42/100** |



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