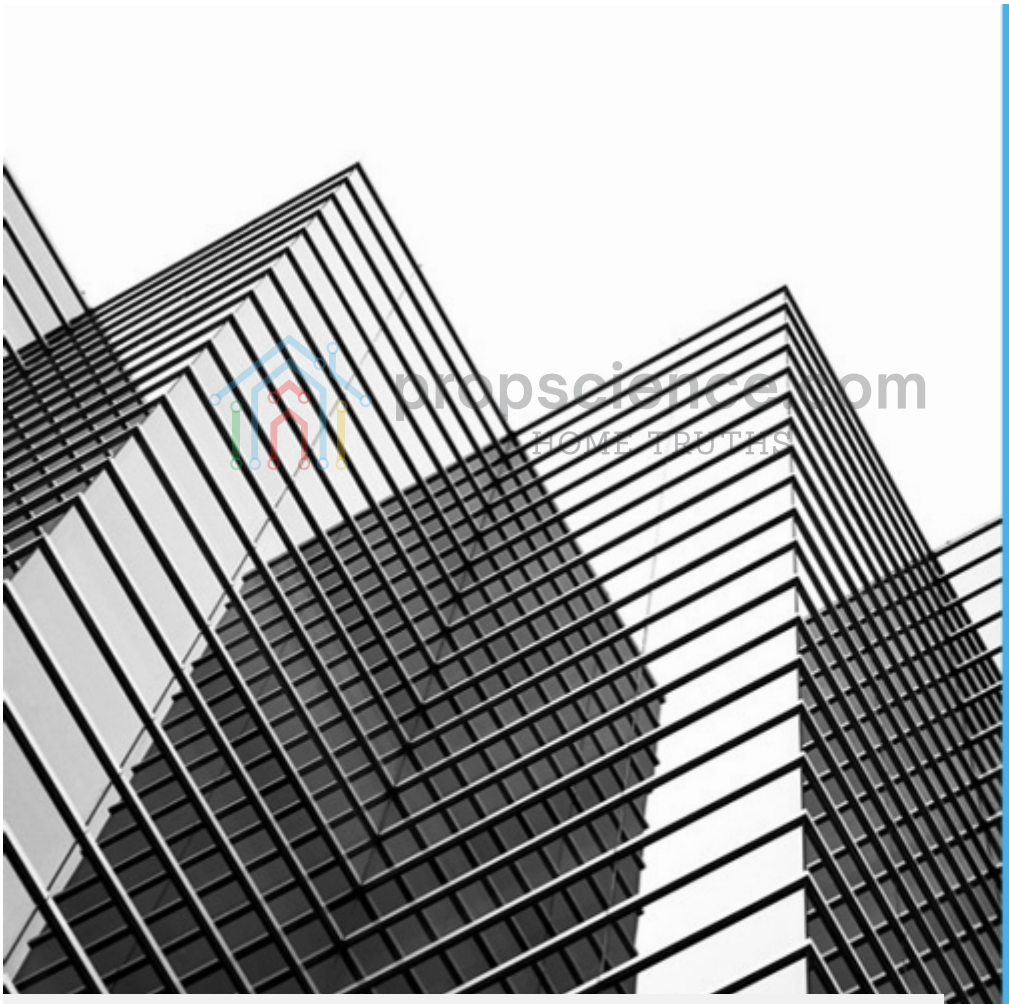
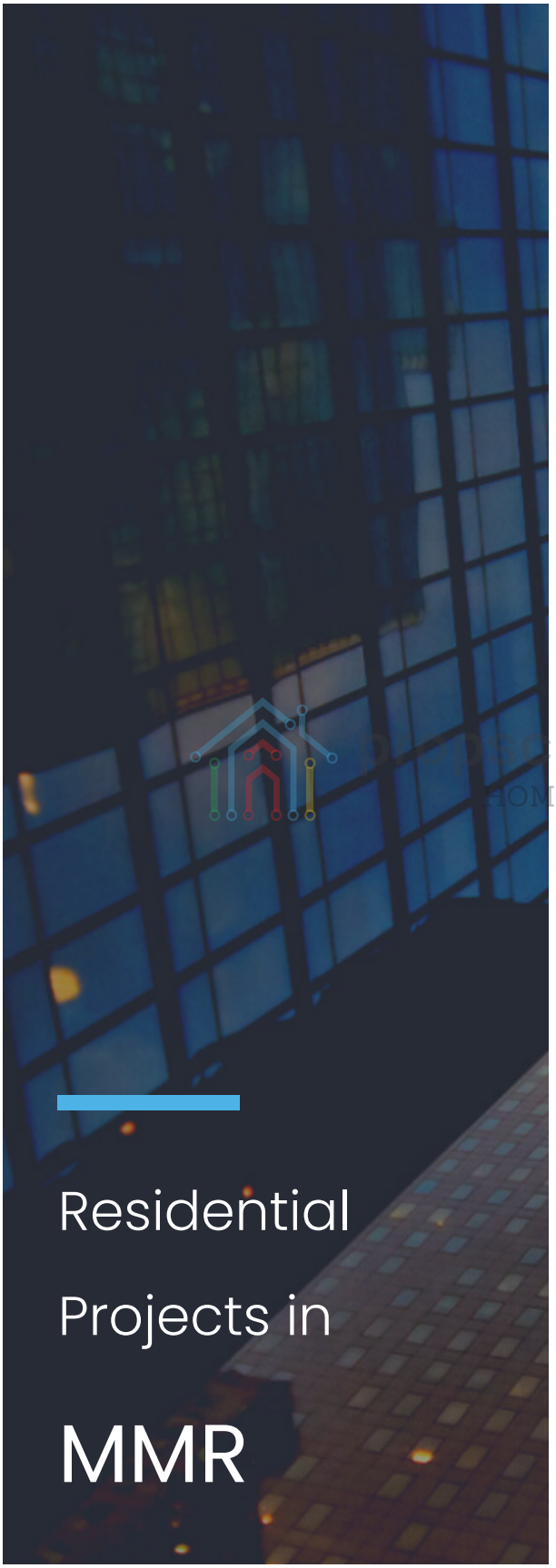
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PROP REPORT



West Bay

MahaRERA Number : P51800001494



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 Bandra (West). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra West owes its hip vibe to trendy craft-beer bars and upscale global restaurants, as well as stylish cafes that serve chia juice and creative cocktails.

Post Office	Police Station	Municipal Ward
Bandra West	Bandra Police Station	Ward H West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 36 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle **5.80 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.30 Km**
- Shastrinagar Bus Depot, 3RPP+X2V, Shastri Nagar, Bandra West, Mumbai, Maharashtra 400054 **4.00 Km**
- Bandra Railway Station **500 Mtrs**
- Western Express Highway **1.00 Km**
- Bhabha Hospital **650 Mtrs**
- St. Stanislaus High School **850 Mtrs**
- Phoenix Marketcity, Mumbai, Junction, Lal Bahadur Shastri Rd, Patelwadi.Kurla, Kamani, Kurla West, Kurla, **7.60 Km**
- Hill supermarket, Hill Rd **650 Mtrs**

WEST BAY

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

WEST BAY

BUILDER & CONSULTANTS

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Transcon was founded in 2010 by Dharmendra Arvindbhai and Kirti Kedia with the aim to bring together modernism, heritage, comfort, creativity, and an unfathomable experience. They are responsible for analytics, design, investment, finance, construction, and management as a multi-functional corporation. Their expanding residential projects have succeeded to influence everyone who wants to purchase a property in the preferred area while improving people's lifestyles. Their projects are located in the prominent locations of Andheri, Malad, Mulund, Santacruz, Bandra, and Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WEST BAY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.36 Acre	3 BHK,Duplex

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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WEST BAY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
WestBay	4	22	4	3 BHK	88

First Habitable Floor	5th Floor

Services & Safety

- **Security :** Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

WEST BAY

FLAT INTERIORS

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Configuration	RERA Carpet Range
3 BHK	1175 - 1265 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners,Microwave Oven

WEST BAY

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 48936.17	INR 57500000	INR 57500000 to 62000000

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	Axis Bank,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

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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	65

Connectivity	73
Infrastructure	78
Local Environment	100
Land & Approvals	56
Project	65
People	46
Amenities	42
Building	81
Layout	95
Interiors	60
Pricing	30
Total	**66/100**

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WEST BAY

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