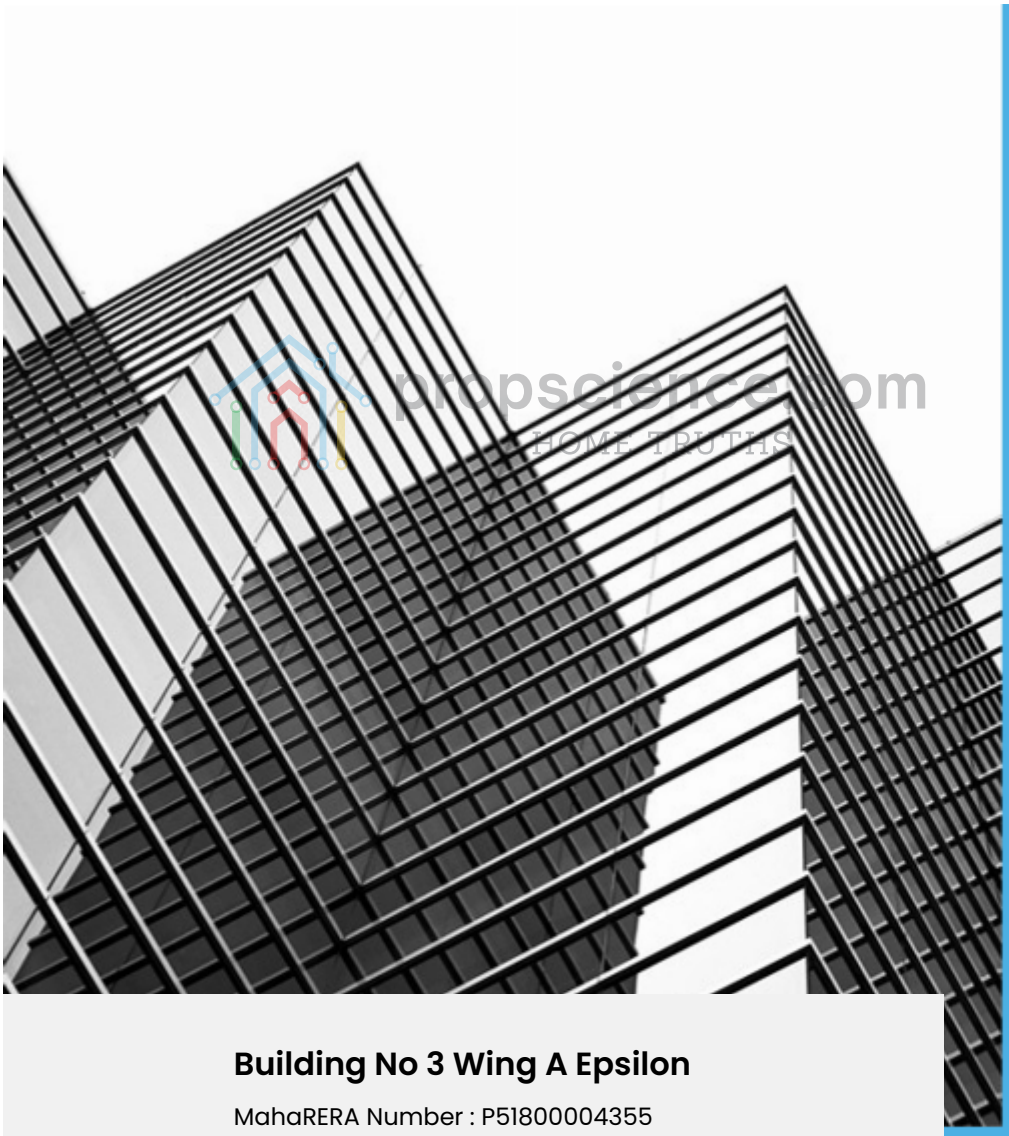
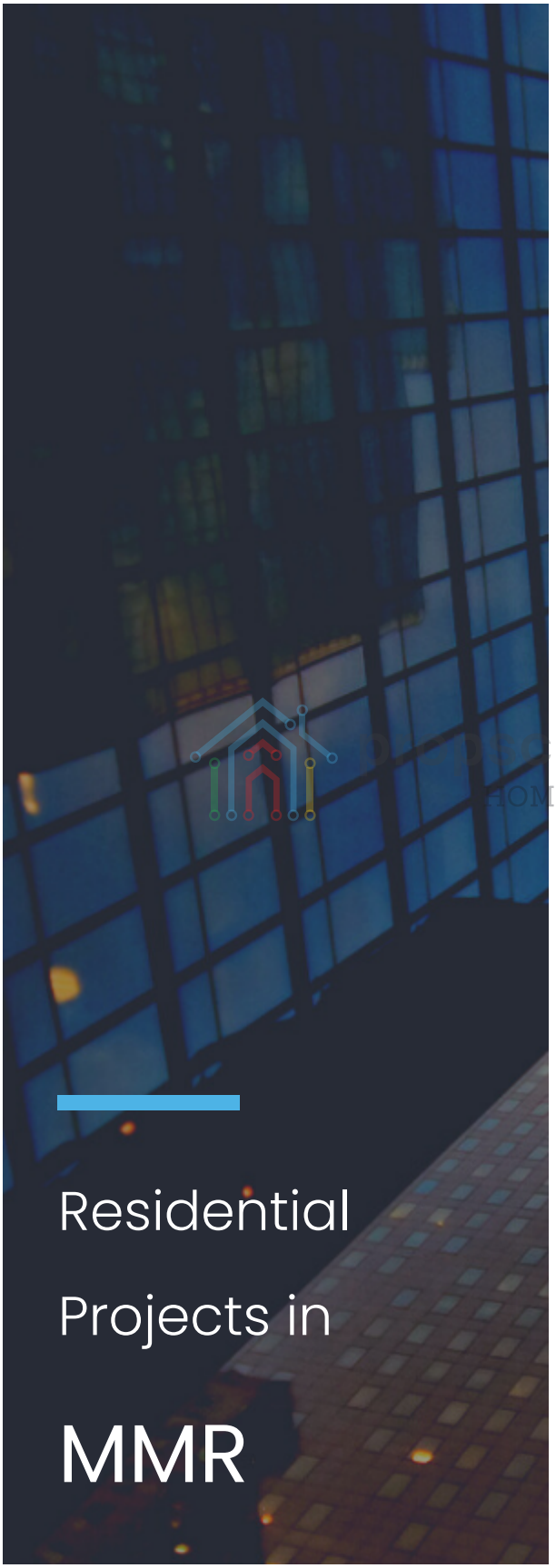
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PROP REPORT



Building No 3 Wing A Epsilon

MahaRERA Number : P51800004355



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	Samta Nagar Police Station	Ward R South

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 37 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.9 Km**
- Thakur College Bus Stop **350 Mtrs**
- Kandivali Railway Station East **2.5 Km**
- Western Express Highway **1.0 Km**
- Life Line Medicare Hospital **1.0 Km**
- Thakur College Of Science And Commerce **170 Mtrs**
- Growel's 101 Mall **1.8 Km**
- D Mart **600 Mtrs**

LAND & APPROVALS

Legal Title Summary

The project has been constructed on leasehold land. The details of the lessor and the lease period are unclear from the title reports uploaded on the MahaRERA website. The project appears to be part of a redevelopment project has includes MHADA buildings. Therefore, it is likely that the land may belong to MHADA.

Encumbrances

The documents uploaded on the website claim the title of the land is clear and marketable, without any documented encumbrances.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	1	1

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BUILDER & CONSULTANTS

SD Corp is a joint venture of Shapoorji Pallonji and the Dilip Thacker Group. Their aim is to develop flagship redevelopment projects with timely execution, effective management, and external stakeholders. They are also involved in creation and management of high-end hotels and clubs as part of a mixed-use development of projects. The intend to expand to other global markets in the future. The company has successfully delivered projects in the Mumbai Metropolitan Region (MMR) such as The Imperial and Imperial Edge in Worli and The Lumiere in Andheri. Their flagship project current is the Sarova project in Kandivali East, Mumbai.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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BUILDING NO 3 WING A
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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2021	3483 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Tennis Court,Putting Green,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

BUILDING NO 3 WING A
EPSILON

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building No 3 Wing A Epsilon	6	44	6	2 BHK,3 BHK	264

First Habitable Floor	6th

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device (ARD)

BUILDING NO 3 WING A EPSILON

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	631 - 763 sqft
3 BHK	1006 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	INR 15775000	INR 15775000 to 19075000
3 BHK	INR 25000	INR 25150000	INR 25150000

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	INR 700000	INR 800000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank

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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.

March 2022	918	NA	INR 19300000	INR 21023.97
November 2021	1183	NA	INR 23457950	INR 19829.21
November 2021	714	NA	INR 16325905	INR 22865.41
November 2021	918	NA	INR 20200000	INR 22004.36
April 2021	631	NA	INR 14553123	INR 23063.59
April 2021	763	1	INR 15134163	INR 19835.08
April 2021	640	28	INR 16995000	INR 26554.69
March 2021	640	33	INR 15000000	INR 23437.5
March 2021	1006	20	INR 23286000	INR 23147.12
March 2021	1006	17	INR 25350000	INR 25198.81
February 2021	763	2	INR 15232613	INR 19964.11
February 2021	1006	21	INR 23663130	INR 23522

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February 2021	1006	15	INR 23211720	INR 23073.28
January 2021	1006	16	INR 25694000	INR 25540.76
January 2021	1006	22	INR 24048640	INR 23905.21
January 2021	1006	21	INR 23676730	INR 23535.52
December 2020	1006	14	INR 23122073	INR 22984.17
December 2020	1006	23	INR 23862879	INR 23720.56
December 2020	1006	37	INR 23776188	INR 23634.38
November 2020	1006	18	INR 24291672	INR 24146.79

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BUILDING NO 3 WING A
EPSILON

PROJECT PROPSCORE

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Category	Score
Place	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	64
Project	75
People	55
Amenities	78
Building	68
Layout	49

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Interiors	63
Pricing	30
Total	**65/100**

BUILDING NO 3 WING A EPSILON

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