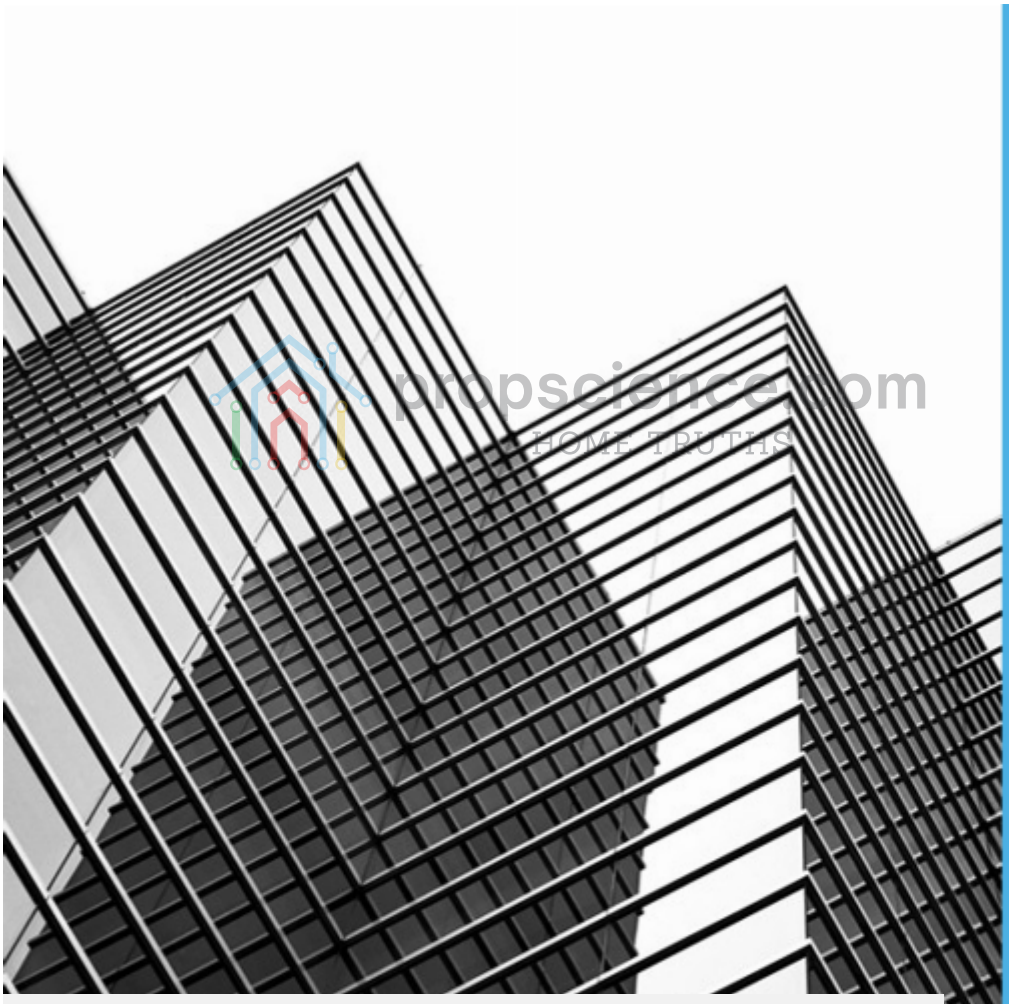
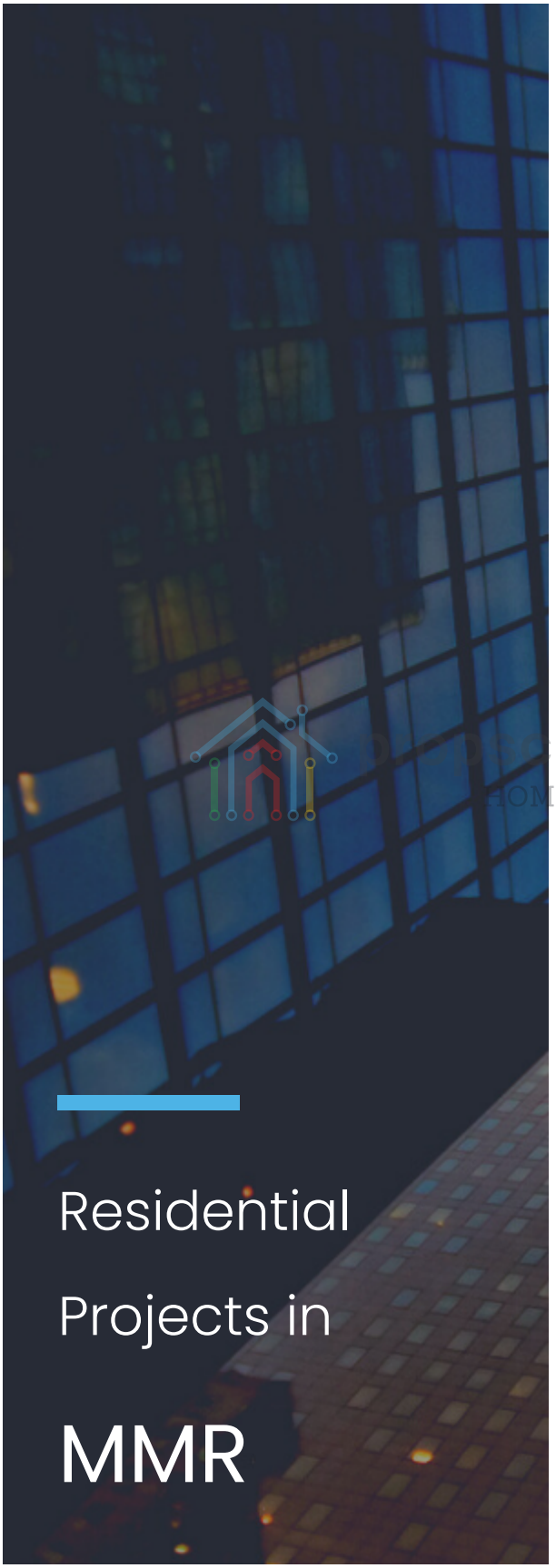
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PROP REPORT



Building No 3 Wing B Astron

MahaRERA Number : P51800001784



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 **14.0 Km**
- Thakur College Bus Stop **350 Mtrs**
- Kandivali Railway Station East **4.3 Km**
- Western Express Highway **1.5 Km**
- Life Line Medicare Hospital **1.1 Km**
- Thakur College Of Science And Commerce **300 Mtrs**
- Growel's 101 Mall **1.9 Km**
- D Mart **750 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
April 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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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	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 B
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building No 3 Wing B Astron	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,Fireman's Lift
- **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 B
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	631 - 763 sqft
3 BHK	1071 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 17780469 to 21500000
3 BHK	INR 25000	INR 26775000	INR 30178638

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,LIC Housing Finance Ltd,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.

April 2022	763	NA	INR 20418250	INR 26760.48
February 2022	763	NA	INR 18157628	INR 23797.68
January 2022	763	7	INR 18219598	INR 23878.9
October 2021	631	13	INR 16569750	INR 26259.51
July 2021	763	27	INR 21016750	INR 27544.89
July 2021	631	5	INR 14824750	INR 23494.06
May 2021	631	24	INR 15332382	INR 24298.55
April 2021	631	25	INR 16009250	INR 25371.24
April 2021	1072	22	INR 24655340	INR 22999.38
April 2021	763	1	INR 15015004	INR 19678.9
March 2021	763	2	INR 15270458	INR 20013.71
March 2021	1072	25	INR 27809250	INR 25941.46
February 2021	763	2	INR 14996081	INR 19654.1

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February 2021	763	27	INR 17605613	INR 23074.2
February 2021	763	13	INR 18622309	INR 24406.7
January 2021	763	23	INR 20657650	INR 27074.25
January 2021	1072	25	INR 25150956	INR 23461.71
December 2020	631	1	INR 14400000	INR 22820.92
December 2020	763	14	INR 18706213	INR 24516.66
December 2020	763	20	INR 17629794	INR 23105.89

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PROJECT PROPSCORE

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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	55
Connectivity	73
Infrastructure	86
Local Environment	80
Land & Approvals	64
Project	80
People	55
Amenities	78
Building	68
Layout	49
Interiors	63
Pricing	30

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Total	**65/100**

BUILDING NO 3 WING B
ASTRON

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