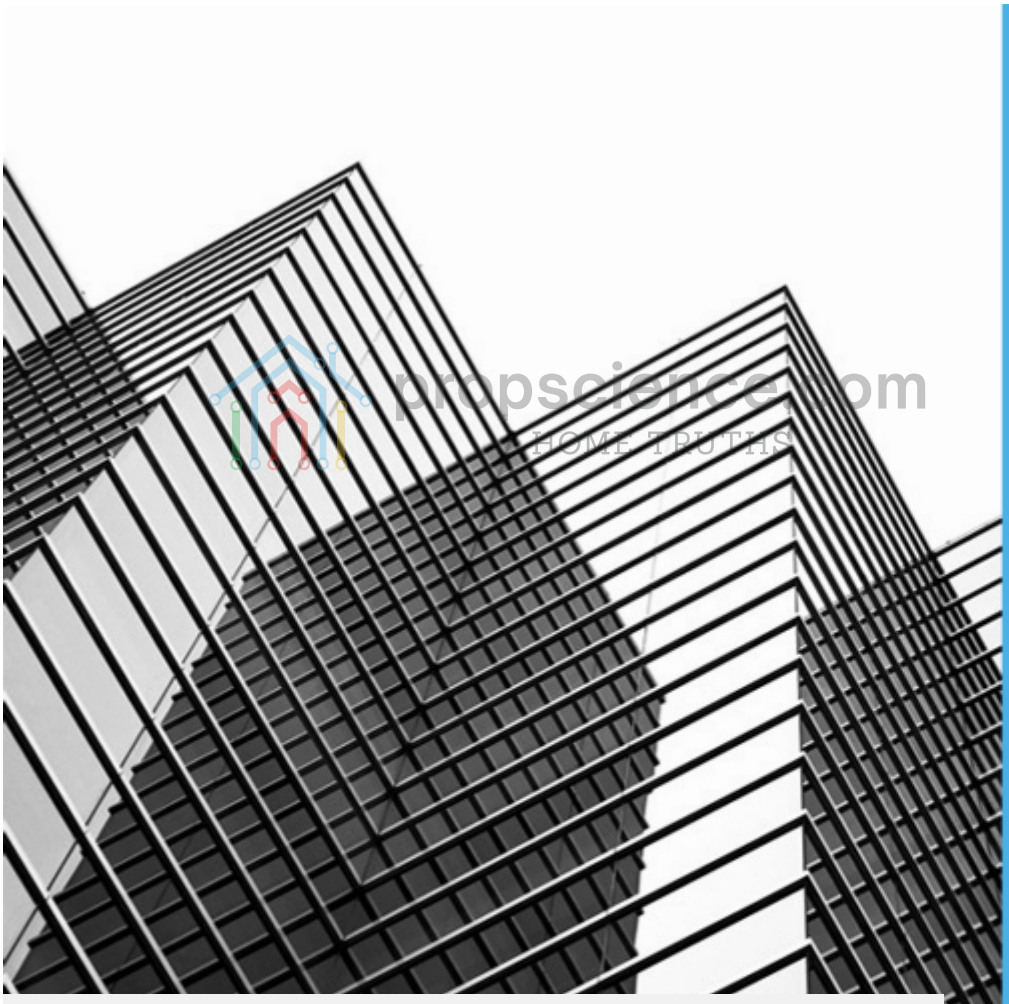
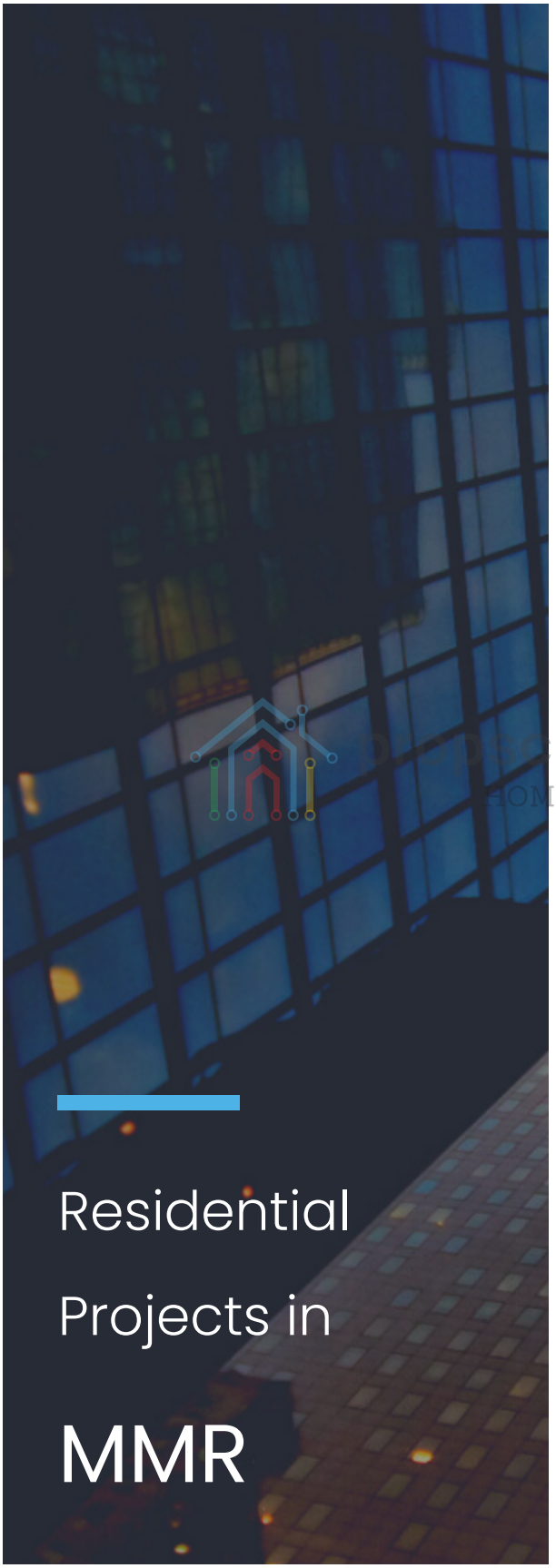
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PROP REPORT



Monte South Phase 1

MahaRERA Number : P51900001936



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
Falkland Road	Nagpada Police Station	Ward E

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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, Mumbai, **17.00 Km**
- Chhatrapati Shivaji Maharaj International Airport **17.80 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **6.00 Km**
- Chhatrapati Shivaji Maharaj Terminus, Chhatrapati Shivaji Terminus Area, Fort, Mumbai, Maharashtra 400001 **4.50 Km**
- Eastern Express Hwy, Maharashtra **16.80 Km**
- J.J Hospital **2.30 Km**
- Aditya Birla World Academy **2.90 Km**
- High Street Phoenix Perfomance Stage, XRVF+RP6, Lower Parel, Mumbai, **3.00 Km**
- Byculla Fruit Market, Byculla West, Chinchpokli, Mumbai, Maharashtra 400011 **350 Mtrs**

MONTE SOUTH PHASE 1

LAND & APPROVALS

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

MONTE SOUTH PHASE 1

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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MONTE SOUTH PHASE 1

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	12.50 Acre	2 BHK,2.5 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Temple
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

MONTE SOUTH PHASE 1

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	9	63	8	2 BHK,2.5 BHK,3 BHK,3.5 BHK	504

First Habitable Floor	9 th floor

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** Fire cylinders

- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MONTE SOUTH PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	941 sqft
2.5 BHK	1192 - 1255 sqft
3 BHK	1303 - 1408 sqft
3.5 BHK	1565 - 1780 sqft

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Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline
Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Safety door,Electrical Sockets / Switch Boards
Finishing	Dry Walls
HVAC Service	NA
Technology	NA
White Goods	NA

MONTE SOUTH PHASE 1

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 45064.38	--	INR 41600000
2.5 BHK	INR 36269.43	--	INR 52400000 to 55100000
3 BHK	INR 31555.22	--	INR 57200000 to 61700000

3.5 BHK	INR 24720.42	--	INR 68400000 to 77700000

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	HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

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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
December 2021	1251	53	INR 32225328	INR 25759.65
November 2021	1484	35	INR 34139121	INR 23004.8

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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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MONTE SOUTH PHASE 1

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	38
Infrastructure	92
Local Environment	100
Land & Approvals	50
Project	66
People	56
Amenities	56
Building	78
Layout	93

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Interiors	55
Pricing	30
Total	**63/100**

MONTE SOUTH PHASE 1

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