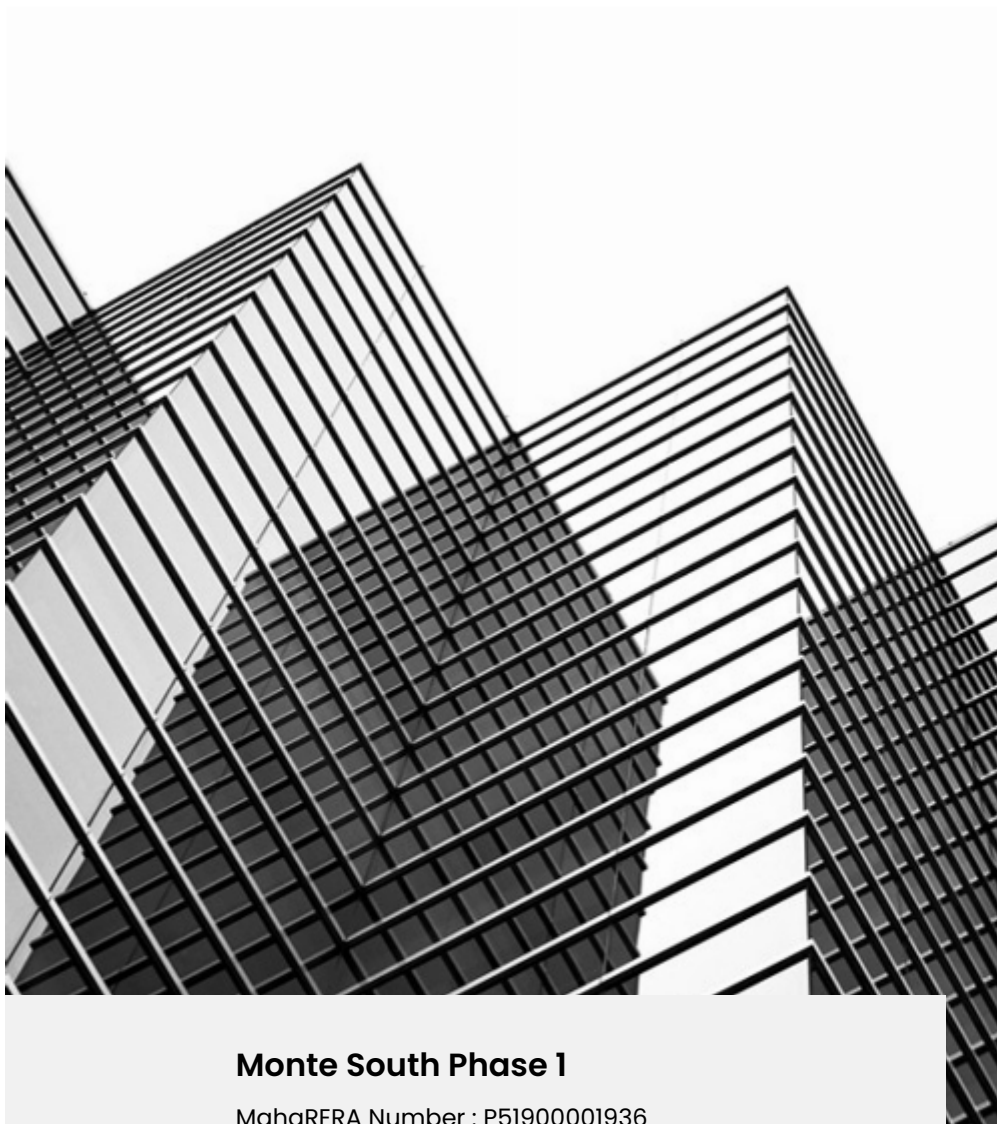


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PROP REPORT



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.

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 |

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 Performance 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

| 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

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

| 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 |
| 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

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|-----------------|-----------------|-----------------------------|
| 3.5 BHK | INR 24720.42 | -- | INR 68400000 to 77700000 |
| 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 |
|-------|-----------------|----|-----------------------------|

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 |

Transaction History

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

MONTE SOUTH PHASE 1

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 |

| | | | | |
|----------------------|------|----|--------------|--------------|
| 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 |

MONTE SOUTH PHASE 1

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore 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 |

| | |
|------------------|---------------|
| Interiors | 55 |
| Pricing | 30 |
| Total | 63/100 |

MONTE SOUTH PHASE 1

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