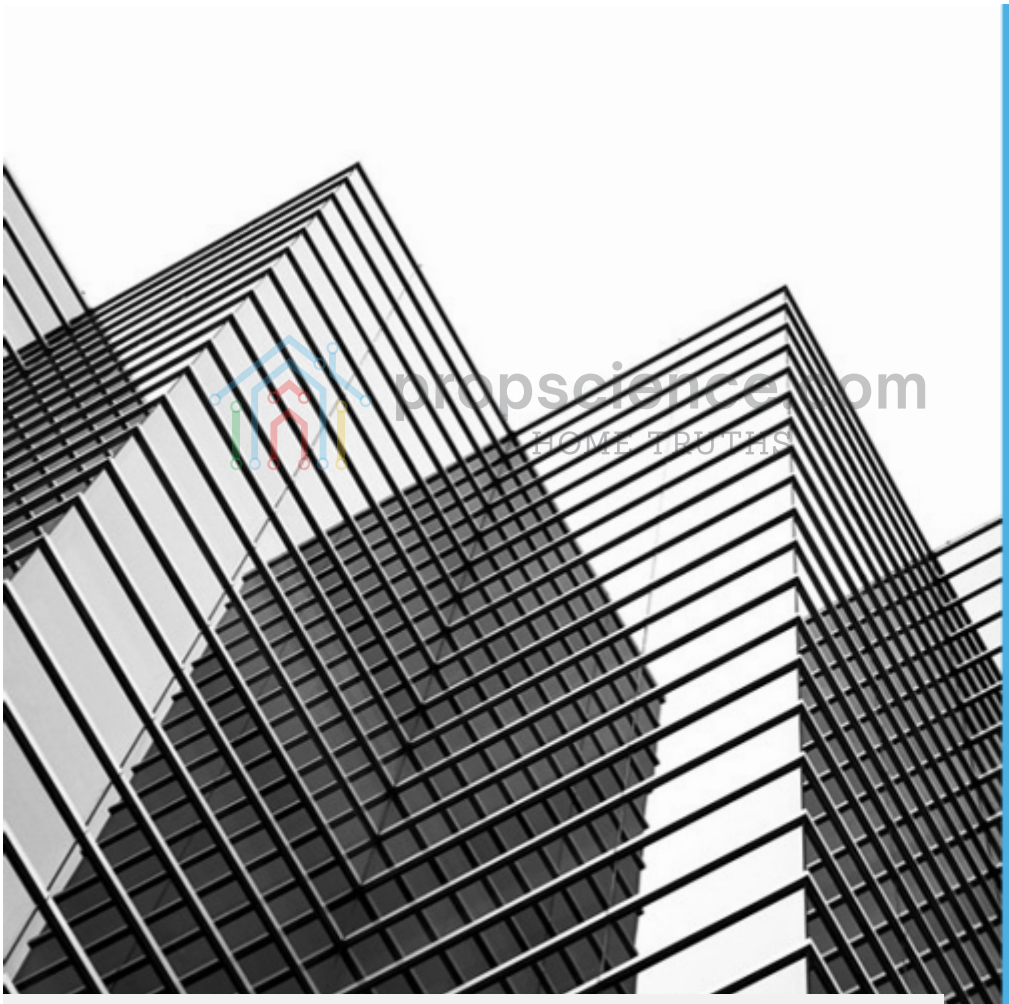
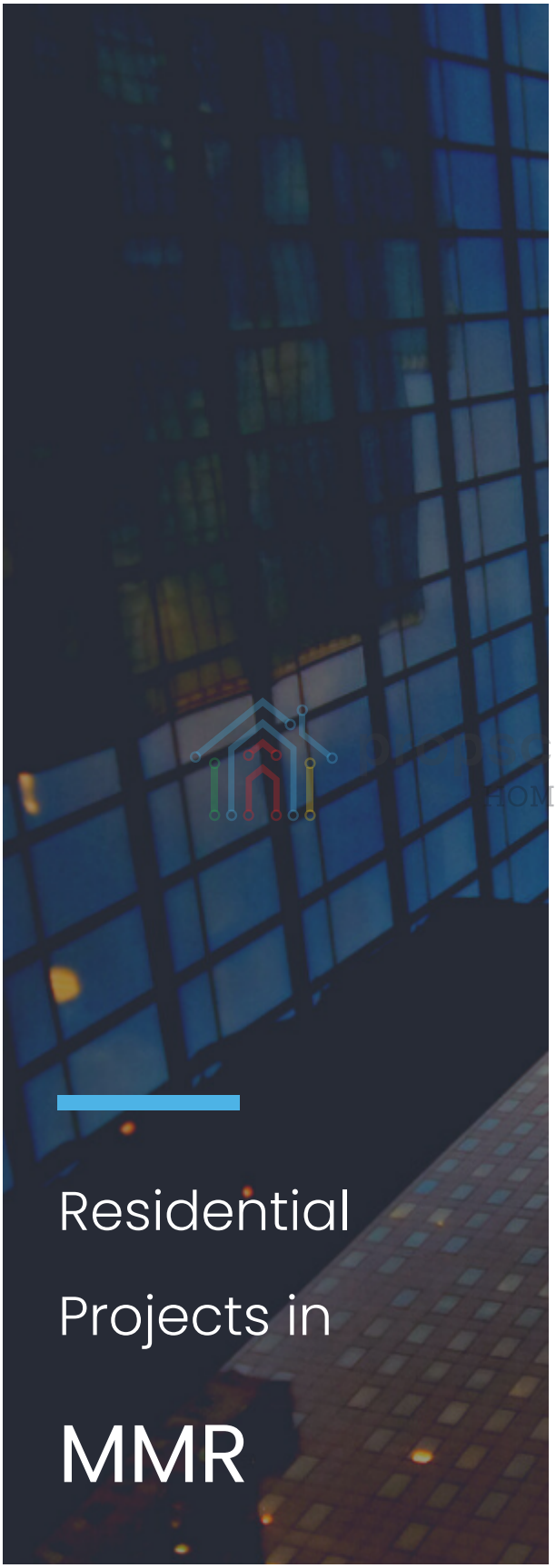
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PROP REPORT



Simba Savana Phase - 2

MahaRERA Number : P51800023159



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

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Domestic Airport Terminal 1-B Navpada **14.7 Km**
- Chhatrapati Shivaji Maharaj International Airport (BOM) Mumbai **14.2 Km**
- Otis Co. Station **1.7 Km**
- Magathane Metro Station (under construction) **900 Mtrs**
- Kandivali Railway station **3.3 Km**
- Western Express Highway **600 Mtrs**
- DNA Multispecialty Hospital **950 Mtrs**
- Thakur Public School **850 Mtrs**
- Growels 101 Mall **2.8 Km**
- Patel General Store **4 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold.

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
May 2022	NA	1

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SIMBA SAVANA PHASE - 2

BUILDER & CONSULTANTS

Viceroy Properties is a real estate development company based in Mumbai City. Headed by Mr. Cyrus Mody, the company has a combined experience of over 100 years in the real estate industry and its likes. The promoter and founder of Viceroy Properties, Mr. Mody, is a graduate from Bucknell University (USA) and has worked in the real estate industry for several years. He has been associated with formidable companies such as Bombay Real Estate Development Co. Pvt. Ltd (BREDCO) and worked at Boston Consulting Group.

Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	486.42 Sqmt	2 BHK,3 BHK

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Project Amenities

Sports	Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
TOWER B	4	34	4	2 BHK,3 BHK	136

First Habitable Floor	6th

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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SIMBA SAVANA PHASE - 2

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	764 - 820 sqft

3 BHK	1170 sqft

Floor To Ceiling Height	NA
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Geyser

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SIMBA SAVANA PHASE - 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23560.21	INR 18000000	INR 22390000 to 22774503
3 BHK	INR 23560.21	INR 27565446	INR 31927645

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

SIMBA SAVANA PHASE - 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	1170	NA	INR 30200000	INR 25811.97
March 2022	840	NA	INR 16120333	INR 19190.87
March 2022	764	NA	INR 17950000	INR 23494.76
February 2022	764	NA	INR 20484333	INR 26811.95
January 2022	764	NA	INR 17800000	INR 23298.43
December 2021	820	NA	INR 20200000	INR 24634.15
December 2021	764	NA	INR 20211333	INR 26454.62
December 2021	764	NA	INR 17984333	INR 23539.7

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November 2021	902	34	INR 23193906	INR 25713.86
October 2021	764	NA	INR 20200000	INR 26439.79
October 2021	764	NA	INR 20500000	INR 26832.46
September 2021	764	NA	INR 19500000	INR 25523.56
September 2021	764	NA	INR 19848333	INR 25979.49
July 2021	764	NA	INR 17345844	INR 22703.98
July 2021	902	NA	INR 23000000	INR 25498.89
May 2021	840	NA	INR 17320333	INR 20619.44
April 2021	764	7	INR 17320333	INR 22670.59
April 2021	764	21	INR 19567333	INR 25611.69
March 2021	764	13	INR 17854333	INR 23369.55
March 2021	764	2	INR 16697333	INR 21855.15

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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	55
Connectivity	83
Infrastructure	86
Local Environment	30
Land & Approvals	50
Project	85
People	55
Amenities	62

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Building	53
Layout	50
Interiors	63
Pricing	40
Total	**59/100**

SIMBA SAVANA PHASE - 2

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