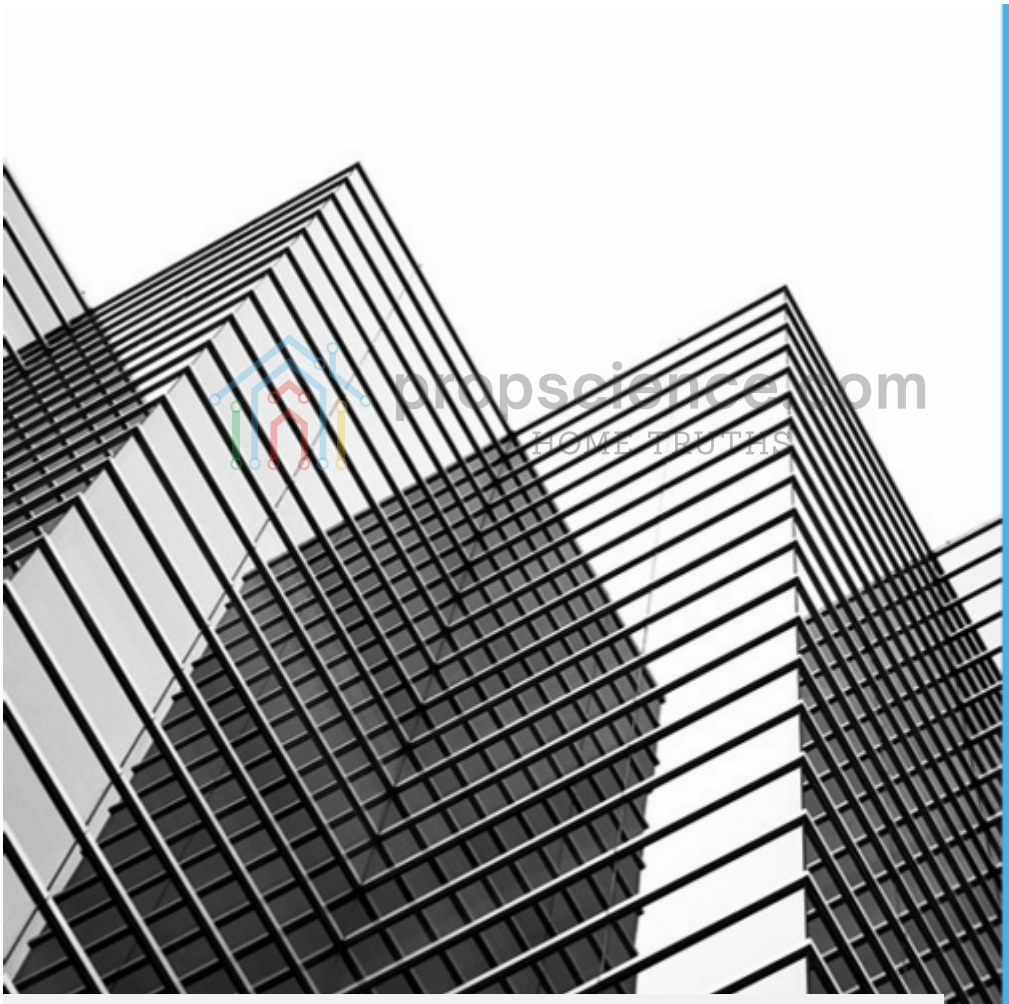
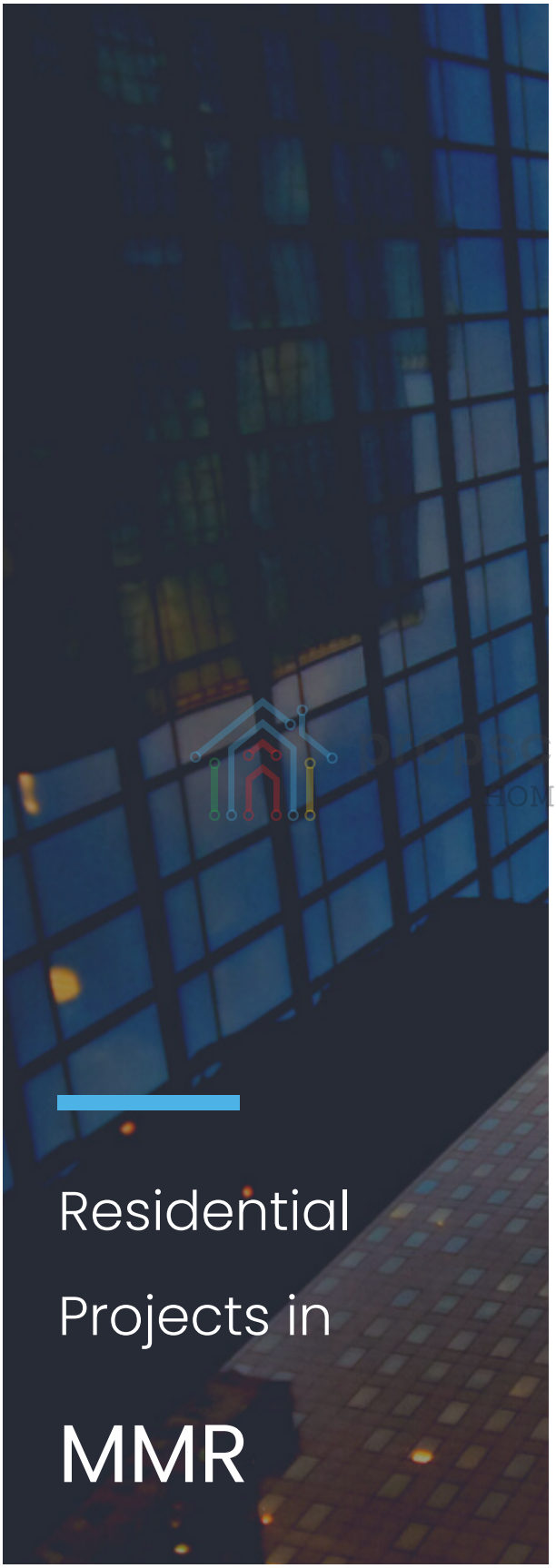
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PROP REPORT



Sheth Beaumonte Tower A

MahaRERA Number : P51900008720



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 Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

Post Office	Police Station	Municipal Ward
Sion	Matunga Police Station	Ward F North

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 183 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport **9 km Km**
- Chhatrapati Shivaji International Airport **11 km Km**
- Sion Bus Station **270 Mtrs**
- GTB Monorail Station **1.25 km Km**
- Sion Railway Station **450 Mtrs**
- Eastern Express Highway **200 Mtrs**
- S L Raheja Hospital **3 Km**
- Orchids The International School **3 Km**
- PVR Cinemas **260 Mtrs**
- Reliance Fresh **650 Mtrs**

SHETH BEAUMONTE

TOWER A

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	6

SHETH BEAUMONTE

TOWER A

BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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SHETH BEAUMONTE
TOWER A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st August, 2020	3.75 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Temple
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Water Storage

SHETH BEAUMONTE
TOWER A

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	4	40	4	2 BHK,3 BHK,4 BHK	160

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System

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

SHETH BEAUMONTE
TOWER A

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	930 sqft
3 BHK	1273 - 1357 sqft
4 BHK	1590 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen,Air Conditioners

SHETH BEAUMONTE
TOWER A

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 40860.22	INR 38000000	INR 43710000
3 BHK	INR 41930.73	INR 53400000	INR 60000000 to 64000000

4 BHK	INR 41949.69	INR 66700000	INR 75000000

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

GST	Stamp Duty	Registration
5%	5%	INR 300000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL 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.

SHETH BEAUMONTE
TOWER A

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2021	1893	NA	INR 92585710	INR 48909.514
November 2021	1335	29	INR 46000000	INR 34456.92884
October 2021	1717	35	INR 55056000	INR 32065.23005
October 2021	1918	26	INR 65000000	INR 33889.4682
September 2021	1641	40	INR 52173000	INR 31793.41865
September 2021	1598	20	INR 69000000	INR 43178.97372
August 2021	1597	17	INR 71800000	INR 44959.29869
August 2021	1273	13	INR 43918500	INR 34500

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August 2021	1641	39	INR 52173000	INR 31793.41865
June 2021	1273	15	INR 45156000	INR 35472.11312
June 2021	1276	37	INR 41385000	INR 32433.38558
May 2021	1273	26	INR 41372500	INR 32500
May 2021	2114	39	INR 67425000	INR 31894.51277
May 2021	917	14	INR 29078000	INR 31709.92366
April 2021	1276	34	INR 39556000	INR 31000
April 2021	917	33	INR 30973400	INR 33776.88113
April 2021	1273	19	INR 45697600	INR 35897.56481
March 2021	1276	8	INR 42108000	INR 33000
March 2021	917	29	INR 29078000	INR 31709.92366
March 2021	1335	36	INR 41385000	INR 31000

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SHETH BEAUMONTE

TOWER A

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	65
Connectivity	83
Infrastructure	92
Local Environment	70
Land & Approvals	62
Project	69
People	56

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Amenities	50
Building	53
Layout	83
Interiors	63
Pricing	30
Total	**65/100**

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