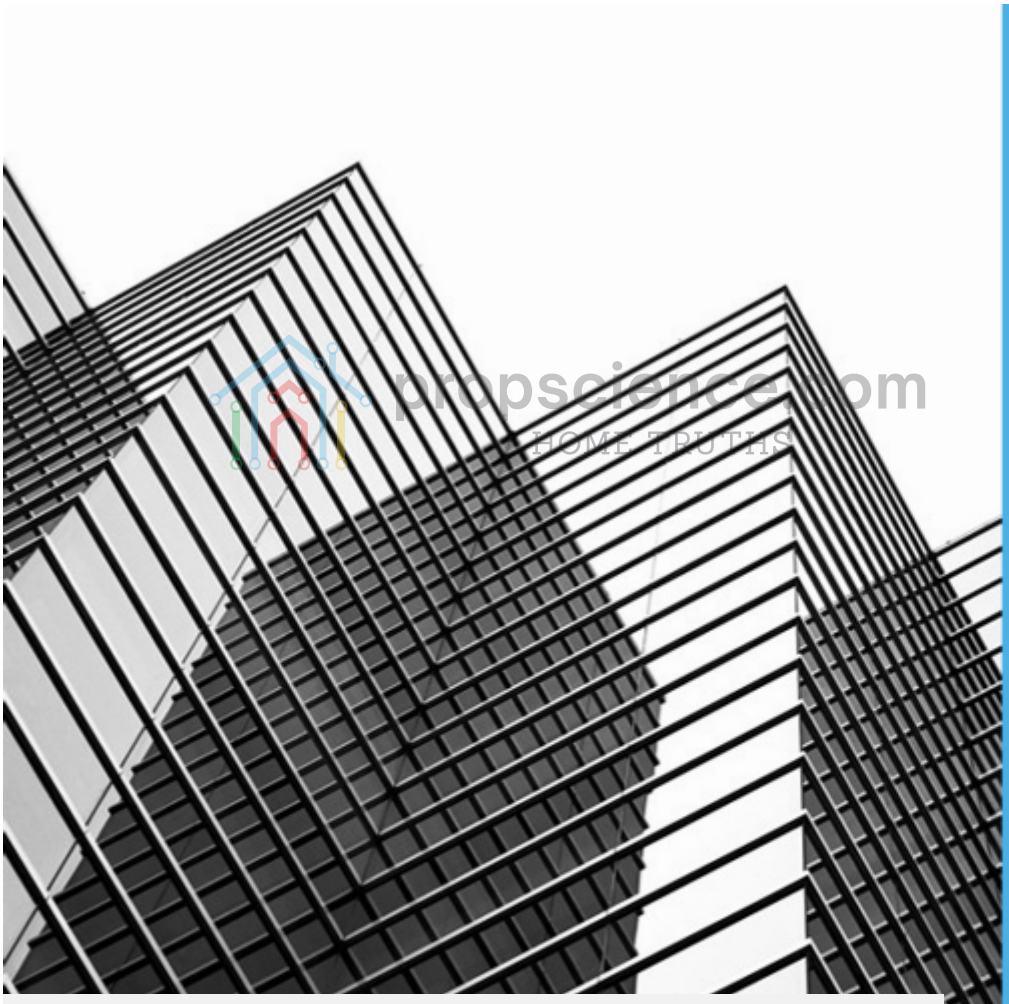
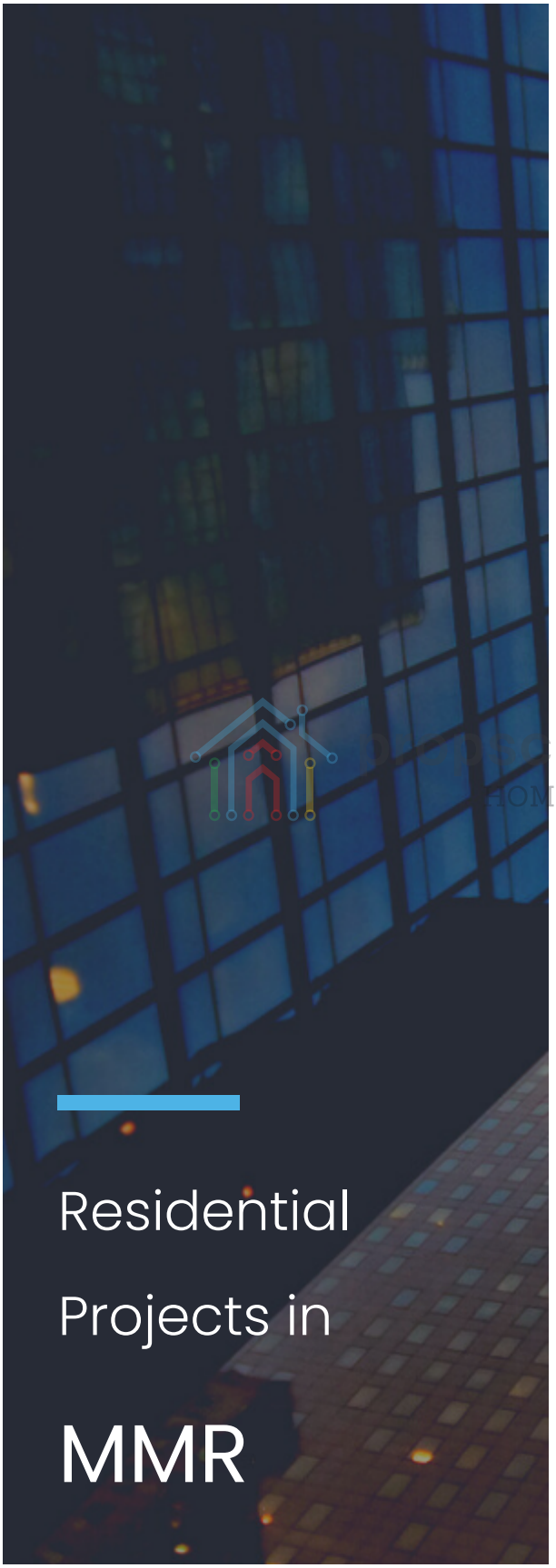
propscience.com

# PROP REPORT




**Shapoorji Pallonji BKC 28**

MahaRERA Number : P51800028474



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.

Propscience.com HOME TRUTHS

# LOCATION

The project is in Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Bandra East | Khar Police Station | Ward H East |

propscience.com
HOME TRUTHS

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 183 Moderate AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.80 Km**
- Kalanagar, Madhusudan Kalelkar Rd, Gandhi Nagar, Bandra East, Mumbai, Maharashtra 400051 **1.20 Km**
- Bandra Terminus, Naupada, Bandra East, Mumbai, Maharashtra **1.60 Km**
- Western Express Highway **450 Mtrs**
- Guru Nanak Hospital, Kala Nagar, Bandra East, Mumbai, Maharashtra 400051 **1.40 Km**
- Kher Wadi / Chetna College, Siddharth Nagar, Bandra East, Mumbai, Maharashtra 400051 **850 Mtrs**
- G7 Multiplex, Tata Blocks, 30th Rd, Bandra West, Mumbai, Maharashtra 400050 **1.60 Km**
- Kenilworth Mall, 39th Rd, Khar, Khar West, Mumbai, Maharashtra 400050 **4.70 Km**

SHAPOORJI PALLONJI BKC 28

## LAND & APPROVALS

propscience.com
HOME TRUTHS

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

SHAPOORJI PALLONJI BKC 28

# BUILDER & CONSULTANTS

Shapoorji Pallonji and Company Private Limited is a global, diversified organisation of 18 major companies, catering to several business segments, namely engineering and construction, infrastructure, real estate, water energy and financial services. The company has a presence in over 70 countries worldwide. Their real estate wing, Shapoorji Pallonji Real Estate is a well-regarded and reputed entity in the real estate sector with several landmark. They have developed over 13million square feet of residential space and 6 million square feet of commercial space. In 2016, the company launched the brand 'Joyville' to deliver affordable homes across multiple locations nationwide.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

propscience.com
HOME TRUTHS

SHAPOORJI PALLONJI BKC 28

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2024 | 0.50 Acre | 2 BHK |

### Project Amenities

| | |
|---|---|
| **Sports** | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| **Leisure** | Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone |
| **Business & Hospitality** | Barbeque Pit,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

SHAPOORJI PALLONJI BKC 28

## BUILDING LAYOUT

propscience.com
HOME TRUTHS

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Shapoorji BKC 28 A Wing | 2 | 22 | 4 | 2 BHK | 88 |
| Shapoorji BKC 28 B Wing | 2 | 22 | 4 | 2 BHK | 88 |

| | |
|---|---|
| **First Habitable Floor** | 3 rd floor |

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** There are hawkers present near the project
- **Vertical Transportation :** High Speed Elevators

SHAPOORJI PALLONJI BKC

28

# FLAT INTERIORS

propscience.com
HOME TRUTHS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 639 - 712 sqft |
| 2 BHK | 639 - 712 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Greater than 10 feet |
| **Views Available** | Road View / No View |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |

| | |
|---|---|
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Electrical Sockets / Switch Boards |
| **Finishing** | Dry Walls,False Ceiling |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

SHAPOORJI PALLONJI BKC 28

## COMMERCIALS

propscience.com
HOME TRUTHS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | -- | -- | INR 20000000 to 24500000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 1% | 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 |

**Transaction History**

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

propscience.com
HOME TRUTHS



# 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 | 83 |
| Infrastructure | 84 |
| Local Environment | 73 |
| Land & Approvals | 44 |
| Project | 83 |
| People | 56 |
| Amenities | 60 |
| Building | 65 |
| Layout | 55 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 61/100 |

propscience.com
HOME TRUTHS

**Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

propscience.com
HOME TRUTHS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and

information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.



propscience.com
HOME TRUTHS