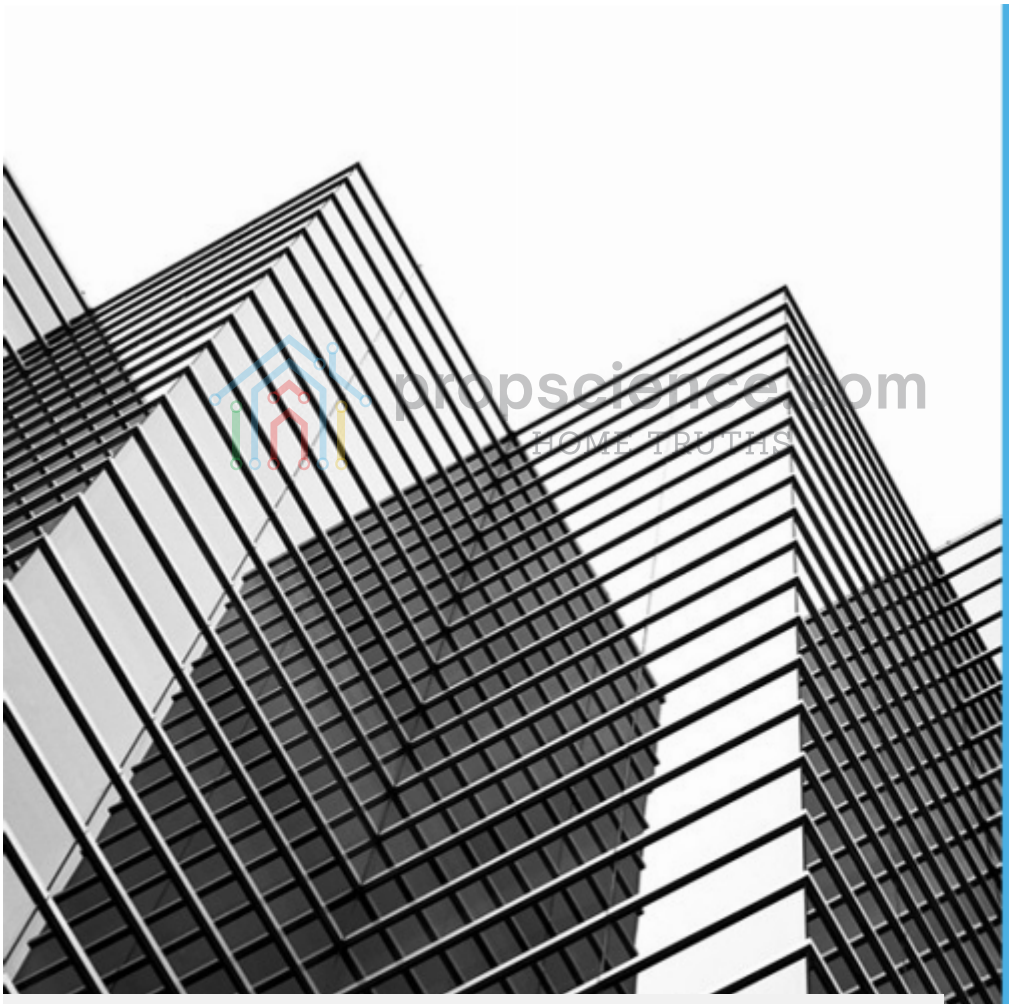
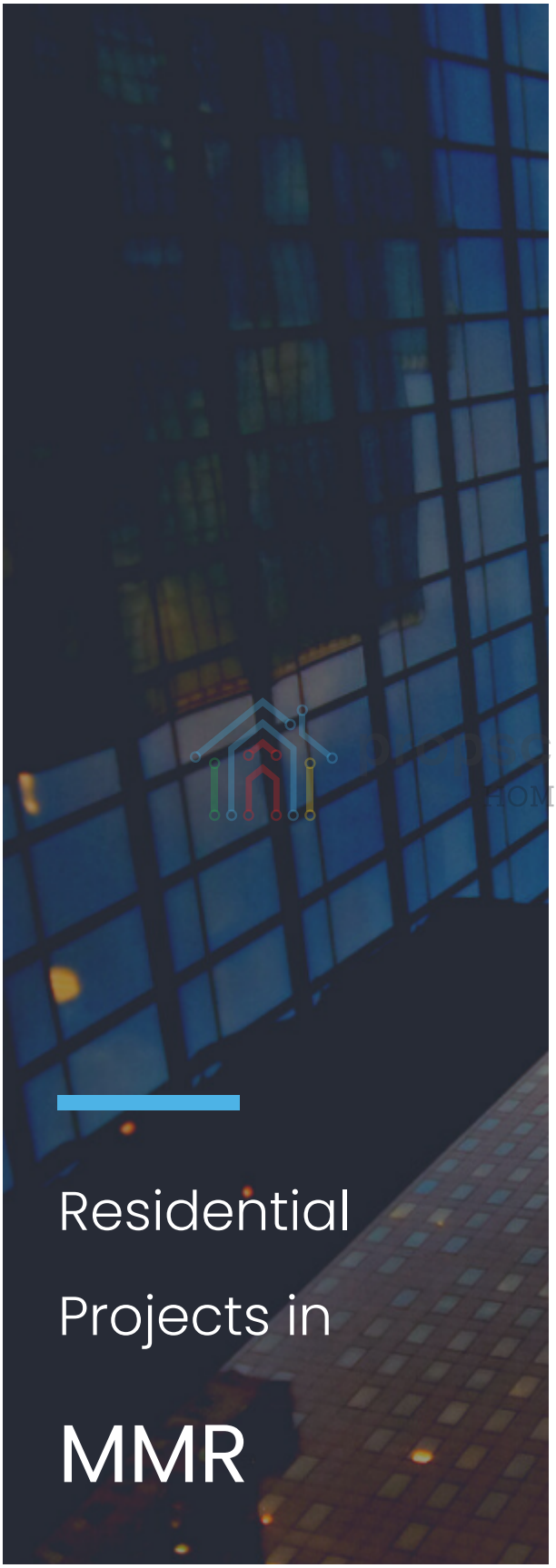
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PROP REPORT



Indiabulls Sky Forest - A2

MahaRERA Number : P51900000467



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 Lower Parel. The name Parel has its roots from the Parali Vaijanath Mahadev temple. Lower Parel is one of the key commercial suburbs of Mumbai. Initially comprising of several mills, the area today is a potpourri of culture with prominent restaurants, malls, residential complexes, and office buildings. Old mills have been renovated to house experimental restaurants, interior studios, and boutique offices for start-ups. Lower Parel houses various upscale residential and commercial buildings by developers such as Indiabulls, Raheja Universal, Lodha Group and Piramal Realty.

Post Office	Police Station	Municipal Ward
Delisle Road	NM Joshi Marg Police Station	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 336 Very Poor AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **13.00 Km**
- Chhatrapati Shivaji International Airport **13.40 Km**
- Parel bus depot MSRTC, 2nd Floor Parel Premises Gokhale Road Opp Motiwal Oswal Towers Parel West Mumbai South Junction, Parel Bus Depot, Dighe Nagar, Parel, Mumbai, Maharashtra 400025 **450 Mtrs**
- Elphinstone Road Railway Station **750 Mtrs**
- Eastern Express Hwy, Maharashtra **4.60 Km**
- Punamiya Hospital **650 Mtrs**
- ISME School of Management and Entrepreneurship **73 Mtrs**
- Phoenix Palladium, 462, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013 **2.60 Km**
- IKEA Worli City Store, Unit-1 Level 0, Unit-2 Level 1, Unit-3 Level 2, Bldg #18 & #10 Trade View, Utopia City Pandurang Budhkar Marg near Kamala Mills Compound, Worli, Mumbai, Maharashtra 400013 **1.00 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	5

INDIABULLS SKY FOREST - A2

BUILDER & CONSULTANTS

Indiabulls Group was incorporated in 2006 under the leadership of Mr Sameer Gehlaut, an engineer from IIT Delhi. The company began with a vision to focus on construction and development of residential, commercial and SEZ projects in major Indian metros. Over the years Indiabulls has delivered world class commercial buildings covering over 3.3 million sqft. Some of their iconic buildings include One Indiabulls Centre and Indiabulls Finance Centre in Mumbai. In the residential sector they have successfully delivered residential complexes and townships in Mumbai, Panvel and Gurugram, Chennai, Madurai and Ahmedabad.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	2.5 Acre	2 BHK,3 BHK,3.5 BHK,4 BHK,5 BHK,6 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Indiabulls Sky Forest - A2	14	50	12	2 BHK,3 BHK,3.5 BHK,4 BHK,5 BHK,6 BHK	600

First Habitable Floor	11th floor

Services & Safety

- **Security :** NA
- **Fire Safety :** NA

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

INDIABULLS SKY FOREST - A2

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1876 sqft
3.5 BHK	2271 sqft
4 BHK	2153 sqft
4.5 BHK	2715 sqft
5 BHK	3599 - 4232 sqft
6 BHK	3631 sqft

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2 BHK	984 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 38912.58	--	INR 73000000
3.5 BHK	--	--	INR 95382000
4 BHK	INR 35299.58	--	INR 76000000
4.5 BHK	--	--	INR 114030000
5 BHK	INR 58349.54	--	INR 210000000 to 300000000
2 BHK	--	--	INR 44280000
6 BHK	--	--	INR 163395000

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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	50% on booking and 50% on possession
Payment Plan	NA
Bank Approved Loans	HDFC Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	1050	NA	INR 42000000	INR 40000
October 2022	2035	46	INR 65824560	INR 32346.22
August 2022	1664	40	INR 49148800	INR 29536.54

August 2022	1116	27	INR 60000000	INR 53763.44
August 2022	1594	13	INR 58020000	INR 36399
August 2022	1404	38	INR 58700000	INR 41809.12
August 2022	1590	38	INR 65900000	INR 41446.54
August 2022	3804	47	INR 230500000	INR 60594.11
August 2022	1573	34	INR 41824000	INR 26588.68
July 2022	1214	46	INR 43537500	INR 35862.85
July 2022	1742	21	INR 56919200	INR 32674.63
July 2022	1539	23	INR 54570000	INR 35458.09
July 2022	1468	17	INR 50368200	INR 34310.76
July 2022	1725	32	INR 69703000	INR 40407.54
July 2022	1764	32	INR 75970000	INR 43066.89
July 2022	1214	46	INR 43743750	INR 36032.74
July 2022	1539	21	INR 54570000	INR 35458.09
July 2022	1590	15	INR 46240000	INR 29081.76

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July 2022	1404	23	INR 71558750	INR 50967.77
June 2022	1531	46	INR 56460000	INR 36877.86

INDIABULLS SKY FOREST – A2

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.

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Category	Score
Place	83
Connectivity	73
Infrastructure	100
Local Environment	73
Land & Approvals	50

Project	65
People	56
Amenities	36
Building	63
Layout	68
Interiors	45
Pricing	30
Total	**62/100**

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