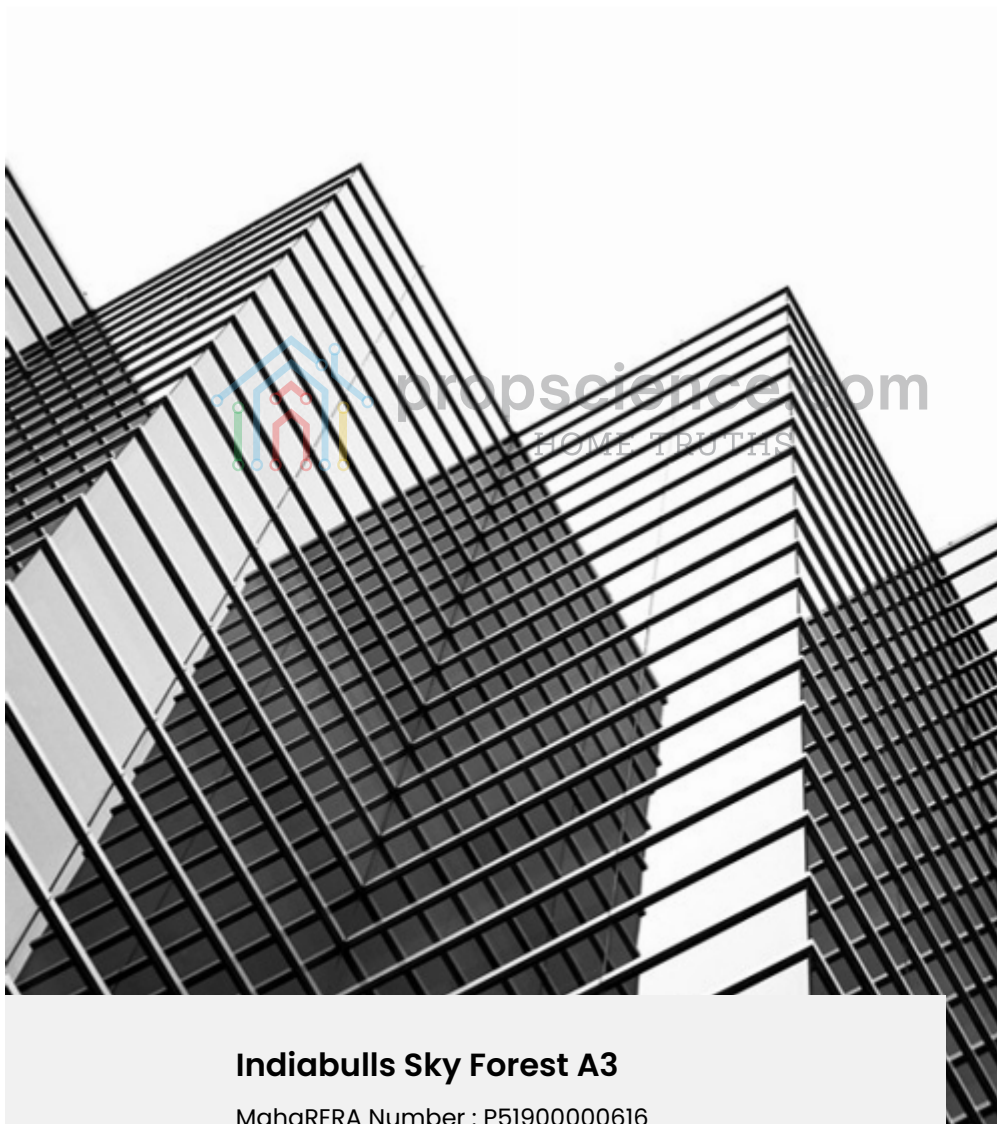


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# PROP REPORT



**Indiabulls Sky Forest A3**

MahaRERA Number : P51900000616



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 Prabhadevi. Prabhadevi is a small affluent neighbourhood of Mumbai City, situated between Dadar to the north, Worli to the south and the Arabian Sea to the west. It begins starts at Sayani Road Junction and ends at Babasaheb Worlikar Chowk. The famous Siddhivinayak Temple and Prabhadevi Temple are in this neighbourhood. The area is also home to popular artistic centres such as the Saffron Art Gallery and Ravindra Natya Mandir Theatre.

Post Office	Police Station	Municipal Ward
New Prabhadevi Road	NA	Ward G South

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**Neighborhood & Surroundings** HOME TRUTHS

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, **13.40 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.90 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**
- Dadar Terminus, Hindmata, **2.80 Km**
- Eastern Express Hwy, Maharashtra **4.60 Km**
- TATA MEMORIAL HOSPITAL, Homi Bhabha Block, Parel East, Parel **2.20 Km**
- ISME School of Management and Entrepreneurship, One India Bulls Center Tower 2B, 4th Floor, Senapati Bapat Marg, Parel, **73 Mtrs**
- Palladium, 462, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013 **2.40 Km**
- Starbucks Coffee, 158, Sadanand Hasu Tandel Marg, Century Bazaar, **1.80 Km**

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LAND & APPROVALS  propscience.com  
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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

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# 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	3 BHK,3.5 BHK,4 BHK,4.5 BHK,5 BHK

## Project Amenities

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

## INDIABULLS SKY FOREST A3

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Indiabulls Sky Forest A3	14	50	12	3 BHK,3.5 BHK,4 BHK,4.5 BHK,5 BHK	600

<b>First Habitable Floor</b>	11th
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## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## 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

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Road View / No View

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows

<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 50000	INR 93800000	INR 93800000
3.5 BHK	INR 50000	INR 113550000	INR 113550000
4 BHK	INR 50000	INR 107650000	INR 107650000
4.5 BHK	INR 50000	INR 135750000	INR 135750000
5 BHK	INR 58349.54	INR 210000000	INR 210000000 to 300000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	50% on booking and 50% on possession
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indiabulls Home Loans,PNB Housing Finance Ltd



**Transaction History**

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

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## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>October 2022</b>	1050	NA	INR 42000000	INR 40000

<b>October 2022</b>	2035	46	INR 65824560	INR 32346.22
<b>August 2022</b>	1664	40	INR 49148800	INR 29536.54
<b>August 2022</b>	1116	27	INR 60000000	INR 53763.44
<b>August 2022</b>	1594	13	INR 58020000	INR 36399
<b>August 2022</b>	1404	38	INR 58700000	INR 41809.12
<b>August 2022</b>	1590	38	INR 65900000	INR 41446.54
<b>August 2022</b>	3804	47	INR 230500000	INR 60594.11
<b>August 2022</b>	1573	34	INR 41824000	INR 26588.68
<b>July 2022</b>	1214	46	INR 43537500	INR 35862.85
<b>July 2022</b>	1742	21	INR 56919200	INR 32674.63
<b>July 2022</b>	1539	23	INR 54570000	INR 35458.09
<b>July 2022</b>	1468	17	INR 50368200	INR 34310.76
<b>July 2022</b>	1725	32	INR 69703000	INR 40407.54
<b>July 2022</b>	1764	32	INR 75970000	INR 43066.89



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

INDIABULLS SKY FOREST A3

## PROJECT PROPSCORE



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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	83
Connectivity	73
Infrastructure	100

<b>Local Environment</b>	73
<b>Land &amp; Approvals</b>	50
<b>Project</b>	67
<b>People</b>	56
<b>Amenities</b>	42
<b>Building</b>	63
<b>Layout</b>	71
 <b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

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