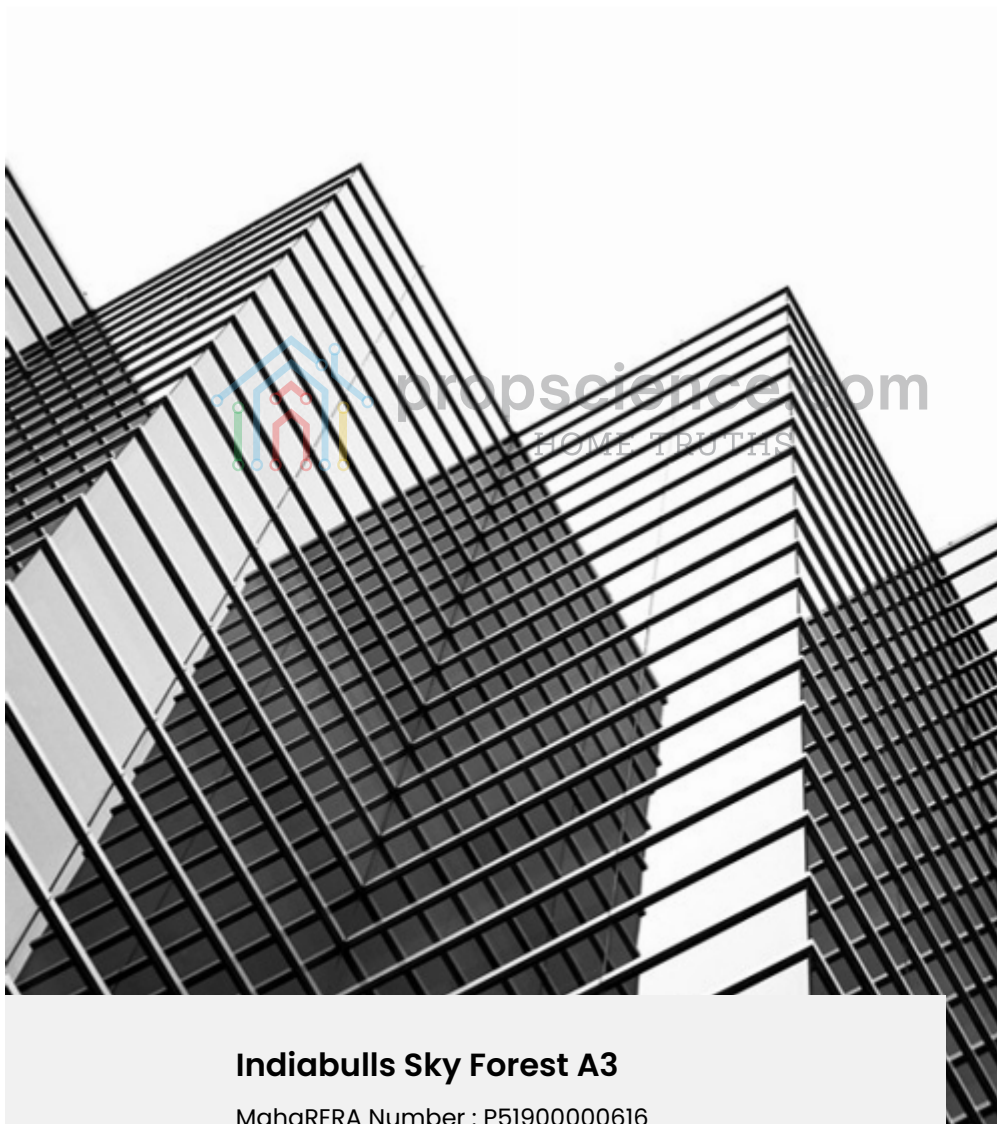


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PROP REPORT



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**

INDIABULLS SKY FOREST A3

LAND & APPROVALS  propscience.com
HOME TRUTHS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | NA | 2 |

INDIABULLS SKY FOREST A3

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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HOME TRUTHS

INDIABULLS SKY FOREST A3

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 |
|--------|---|

| | |
|-----------------------------------|------------------------|
| Leisure | Library / Reading Room |
| Business & Hospitality | NA |
| Eco Friendly Features | 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 |

| | |
|------------------------------|------|
| First Habitable Floor | 11th |
|------------------------------|------|

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

| | |
|---|--|
| Flooring | Vitrified 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 |

INDIABULLS SKY FOREST A3

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.

| | | |
|------------|-------------------|---------------------|
| 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 | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indiabulls Home Loans,PNB Housing Finance Ltd |



Transaction History

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HOME TRUTHS

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

INDIABULLS SKY FOREST A3

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 |



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HOME TRUTHS

| | | | | |
|-----------|------|----|--------------|--------------|
| 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 |

| | |
|--|---------------|
| Local Environment | 73 |
| Land & Approvals | 50 |
| Project | 67 |
| People | 56 |
| Amenities | 42 |
| Building | 63 |
| Layout | 71 |
|  Interiors | 45 |
| Pricing | 30 |
| Total | 63/100 |

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HOME TRUTHS

INDIABULLS SKY FOREST A3

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