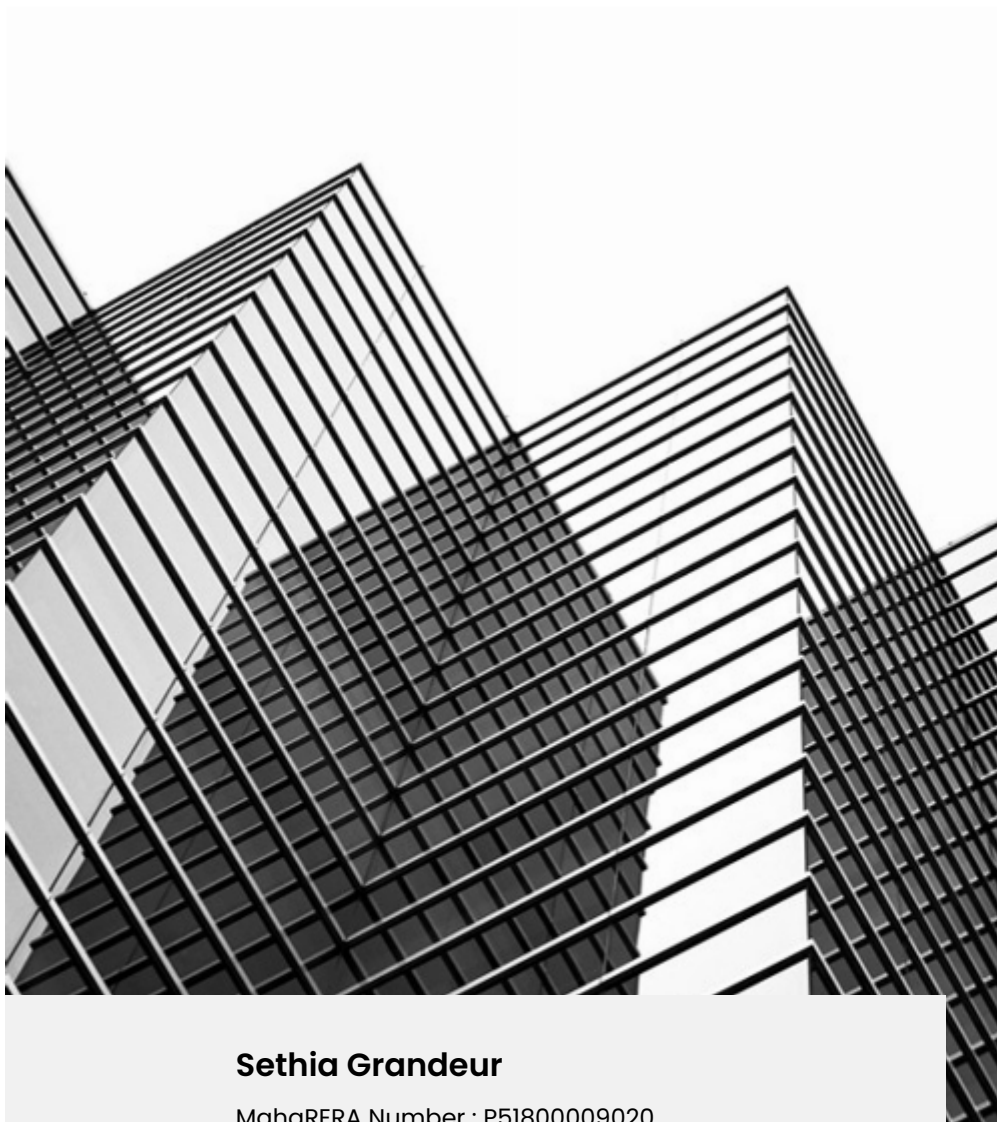


propscience.com

# PROP REPORT



**Sethia Grandeur**

MahaRERA Number : P51800009020



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 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	BKC Police Station	Ward H East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 242 Poor AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **4.20 Km**
- Chhatrapati Shivaji Maharaj International Airport **4.50 Km**
- Teachers Colony bus stop, Western Express Highway, near Teacher Colony, Subhash Nagar, Bandra East, Mumbai, Maharashtra 400051 **600 Mtrs**
- Bandra Teachers Colony Station **50 Mtrs**
- Bandra Junction, Bandra Terminus, **3.30 Km**
- Western Express Highway **600 Mtrs**
- Guru Nanak Hospital, S 341, near Collector Office, Gandhi Nagar, **1.90 Km**
- IES New English Primary School, Government Colony, Bandra East **900 Mtrs**
- Cinemax Bandra (E) Mumbai, RNA Corporate Park, **1.70 Km**
- Premji Lalji And Co., 3, Zer Terrace, Nehru Rd, opposite Post Office, T.P.S III, Sen Nagar, Santacruz East, Mumbai, Maharashtra 400055 **1.70 Km**

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SETHIA GRANDEUR

## LAND & APPROVALS

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

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SETHIA GRANDEUR

# BUILDER & CONSULTANTS

Sethia infrastructure was established in 2000. They have delivered over 10 residential, commercial, and industrial projects. The directors of Sethia Infrastructure are Mr. Basant Sethia, Ms. Meenal Sethia, and Mr. Harsh Sethia. Most of its projects are located around Mumbai City.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SETHIA GRANDEUR

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2020	0.22 Acre	2 BHK,3.5 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Mini Theatre,Library / Reading Room

<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Restaurant / Cafe,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

SETHIA GRANDEUR

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sethia Grandeur	3	20	4	2 BHK,3.5 BHK	80
<b>First Habitable Floor</b>				1st floor	

### Services & Safety

- **Security** : Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

SETHIA GRANDEUR

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	609 - 808 sqft
3 BHK	1049 sqft
Studio	315 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid 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

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 9467955
2 BHK	--	--	INR 22533000 to 29896000
3 BHK	--	--	INR 38813000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

### Festive Offers

The builder is not offering any festive offers at the moment.



<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

SETHIA GRANDEUR

## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>April 2022</b>	673	NA	INR 15000000	INR 22288.26
<b>March 2022</b>	808	NA	INR 19200000	INR 23762.38
<b>October 2021</b>	715	17	INR 17500000	INR 24475.52
<b>July 2021</b>	673	2	INR 17000000	INR 25260.03
<b>March 2021</b>	693	9	INR 19000000	INR 27417.03

<b>February 2021</b>	869	9	INR 20000000	INR 23014.96
<b>February 2021</b>	797	20	INR 24500000	INR 30740.28
<b>January 2021</b>	663	9	INR 22100000	INR 33333.33
<b>January 2021</b>	692	1	INR 16300000	INR 23554.91
<b>December 2020</b>	774	10	INR 24000000	INR 31007.75
<b>December 2020</b>	888	20	INR 8050000	INR 9065.32
<b>November 2020</b>	808	19	INR 24571280	INR 30410
<b>October 2020</b>	755	17	INR 23047130	INR 30526
<b>October 2020</b>	755	17	INR 7400000	INR 9801.32
<b>September 2020</b>	315	1	INR 10600000	INR 33650.79

<b>August 2020</b>	692	17	INR 20299820	INR 29335
<b>August 2020</b>	715	14	INR 18500000	INR 25874.13
<b>January 2020</b>	705	20	INR 18507600	INR 26251.91
<b>December 2019</b>	692	12	INR 19841024	INR 28672
<b>December 2019</b>	692	20	INR 17656380	INR 25515

SETHIA GRANDEUR

## 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**

<b>Place</b>	48
<b>Connectivity</b>	90
<b>Infrastructure</b>	100
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	46
<b>Amenities</b>	42
<b>Building</b>	63
<b>Layout</b>	55
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>61/100</b>

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