

propscience.com

# PROP REPORT



**HGP Sorrento**

MahaRERA Number : P51800021706



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward S

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 72 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.5 Km**
- Bayer House, Hiranandani Gardens **120 Mtrs**
- Kanjur Marg Station (W) **3.5 Km**
- Eastern Express Hwy, **4.0 Km**
- Dr L H Hiranandani Hospital **700 Mtrs**
- Hiranandani Foundation International School **1.1 Km**
- R City Mall **3.3 Km**
- D Mart **450 Mtrs**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	3957.4 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sorrento	2	23	4	1 BHK	92

  

First Habitable Floor	2nd Floor
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## Services & Safety

- **Security** : Intercom Facility, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380 sqft

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

Flooring	Marble Flooring, Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Electrical Sockets / Switch Boards
Finishing	Dry Walls, False Ceiling, Double glazed glass windows

<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Chimney & Hob,Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 38947.37	INR 14800000	INR 14800000

**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	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES 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.
December 2022	380	10	INR 12576000	INR 33094.74
November 2022	380	8	INR 12320000	INR 32421.05



<b>November 2022</b>	380	13	INR 12576000	INR 33094.74
<b>November 2022</b>	380	9	INR 12576000	INR 33094.74
<b>October 2022</b>	380	16	INR 12576000	INR 33094.74
<b>September 2022</b>	380	7	INR 12448000	INR 32757.89
<b>September 2022</b>	380	7	INR 12448000	INR 32757.89
<b>September 2022</b>	380	13	INR 12576000	INR 33094.74
<b>August 2022</b>	380	15	INR 12448000	INR 32757.89
<b>August 2022</b>	380	21	INR 12833000	INR 33771.05
<b>July 2022</b>	380	17	INR 12705000	INR 33434.21
<b>July 2022</b>	380	19	INR 12833000	INR 33771.05
<b>June 2022</b>	380	NA	INR 12833000	INR 33771.05
<b>April 2022</b>	419	22	INR 12373000	INR 29529.83

<b>April 2022</b>	380	NA	INR 11963000	INR 31481.58
<b>April 2022</b>	380	NA	INR 12086000	INR 31805.26
<b>March 2022</b>	380	NA	INR 12100000	INR 31842.11
<b>March 2022</b>	380	NA	INR 14065000	INR 37013.16
<b>March 2022</b>	380	19	INR 11862200	INR 31216.32
<b>February 2022</b>	419	17	INR 12086300	INR 28845.58

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## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65

<b>Connectivity</b>	63
<b>Infrastructure</b>	78
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	46
<b>Amenities</b>	56
<b>Building</b>	55
<b>Layout</b>	45
<b>Interiors</b>	80
<b>Pricing</b>	30
<b>Total</b>	<b>60/100</b>

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