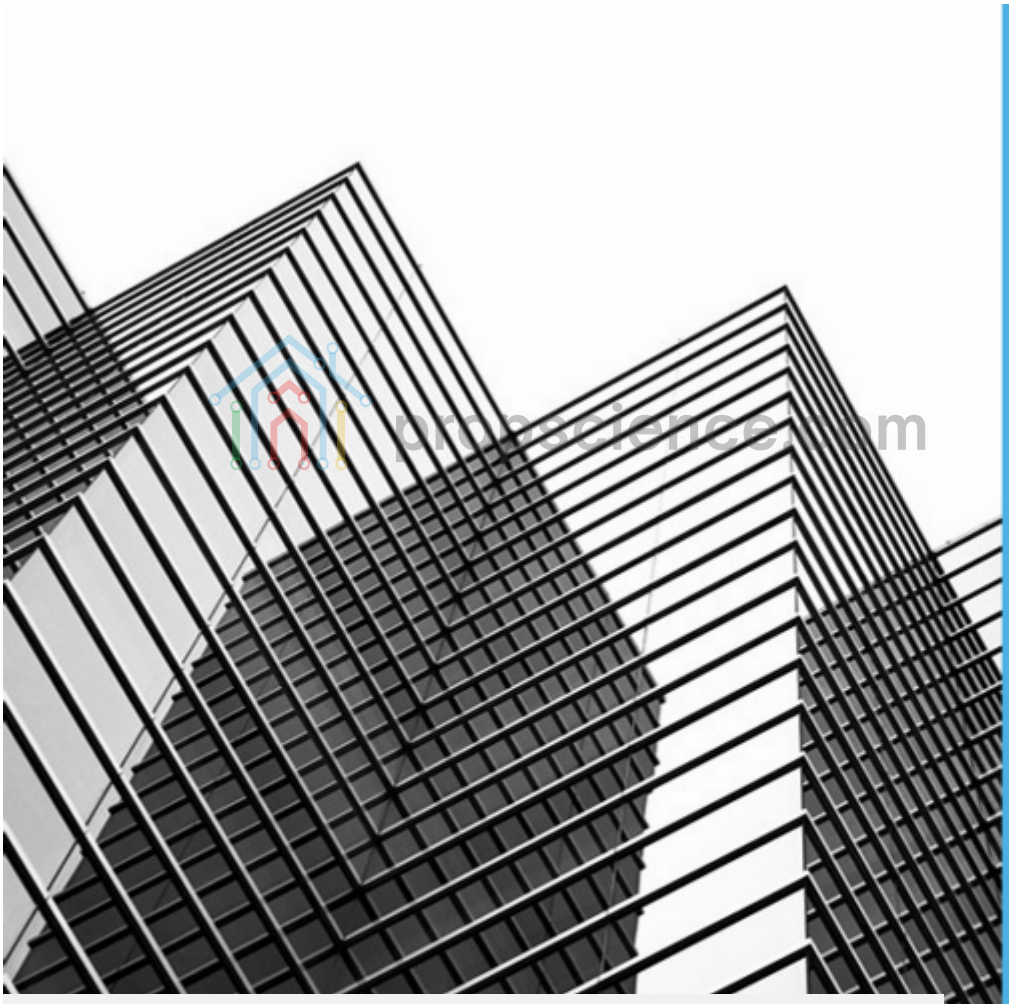
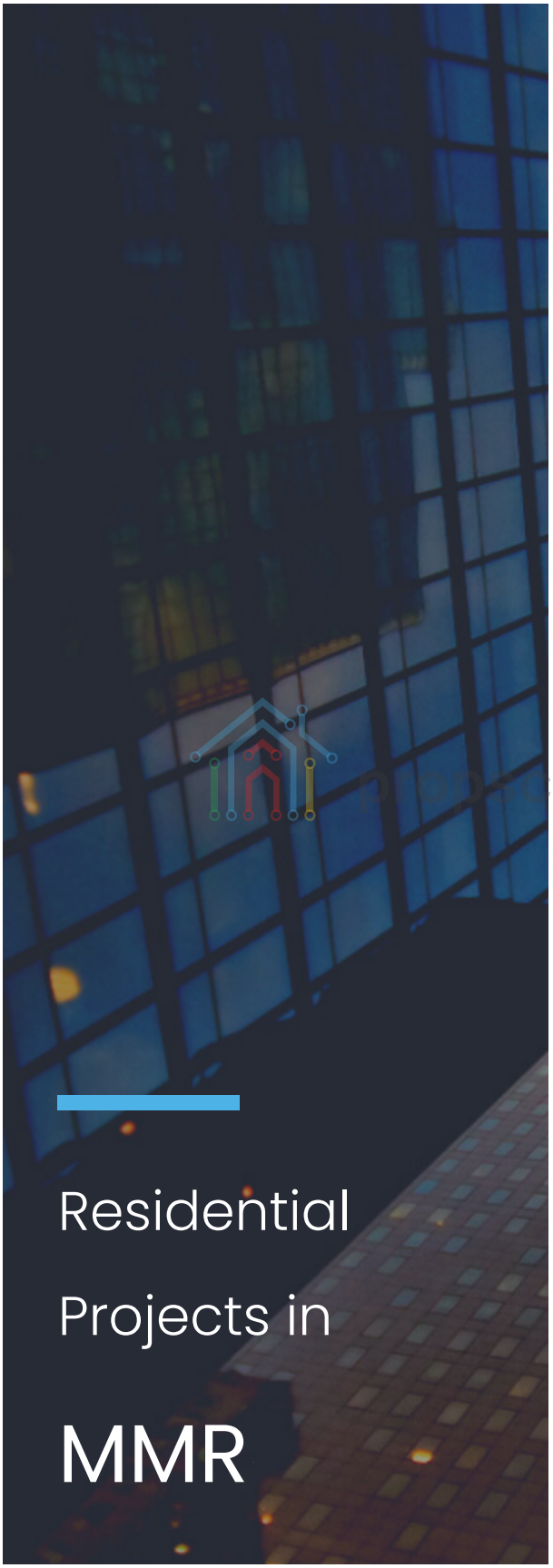
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PROP REPORT



Satyam Bellagio

MahaRERA Number : P51700014696



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 Sanpada. Sanpada is a residential locality developed by CIDCO. In recent years, the locality has witnessed a healthy growth in development and real estate prices because of its well laid out infrastructure. Sanpada is connected to Mumbai, Thane and Pnavel via the Harbour Line. The Sion-Panvel highway cuts through Sanpada, making the locality further well connected. Sanpada has a very active Senior Citizen Association with more than 400 registered members. Recently, NMMC provided a recreational center for the senior citizens of Sanpada

Post Office	Police Station	Municipal Ward
Sanpada	Sanpada Police Station	Sanpada

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 111 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **26.4 Km**
- Navi Mumbai International Airport **16.4 Km**
- Bus Stop **850 Mtrs**
- Sanpada Railway Station **700 Mtrs**
- NH 47 **1.8 Km**
- Fortis Hiranandani Hospital **5.2 Km**
- Ryan International School **1.3 Km**
- Inorbit Mall **2 Km**
- D-Mart **1.4 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	2000 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bellagio	2	22	3	2 BHK,3 BHK	66

First Habitable Floor	5th Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	485.9 - 509.7 sqft
3 BHK	684 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 36859.44	INR 17910000	INR 19900000 to 21400000
3 BHK	INR 42105.26	INR 28800000	INR 32000000

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	INR 600000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,ICICI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	486	5	INR 14574219	INR 29988.1
July 2022	486	17	INR 17897180	INR 36825.47
July 2022	703	5	INR 22141800	INR 31496.16
July 2022	486	19	INR 14688788	INR 30223.84
June 2022	540	NA	INR 7744100	INR 14340.93
May 2022	703	9	INR 22000148	INR 31294.66
April 2022	517	NA	INR 21009920	INR 40638.14
March 2022	486	NA	INR 13180395	INR 27120.15
March 2022	486	NA	INR 16009755	INR 32941.88
March 2022	486	NA	INR 17802380	INR 36630.41
January 2022	517	11	INR 11816320	INR 22855.55

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October 2021	517	15	INR 13651360	INR 26404.95
August 2021	517	10	INR 13180320	INR 25493.85
July 2021	486	20	INR 13416140	INR 27605.23
June 2021	517	20	INR 19783680	INR 38266.31
February 2021	486	9	INR 15879287	INR 32673.43
December 2020	517	17	INR 17539840	INR 33926.19
November 2020	703	13	INR 13094000	INR 18625.89
October 2020	517	6	INR 10044000	INR 19427.47
October 2020	703	12	INR 10802000	INR 15365.58

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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.

Category	Score
Place	73
Connectivity	83
Infrastructure	78
Local Environment	90
Land & Approvals	36
Project	74
People	39
Amenities	70
Building	67
Layout	63

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Interiors	73
Pricing	40
Total	**65/100**

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