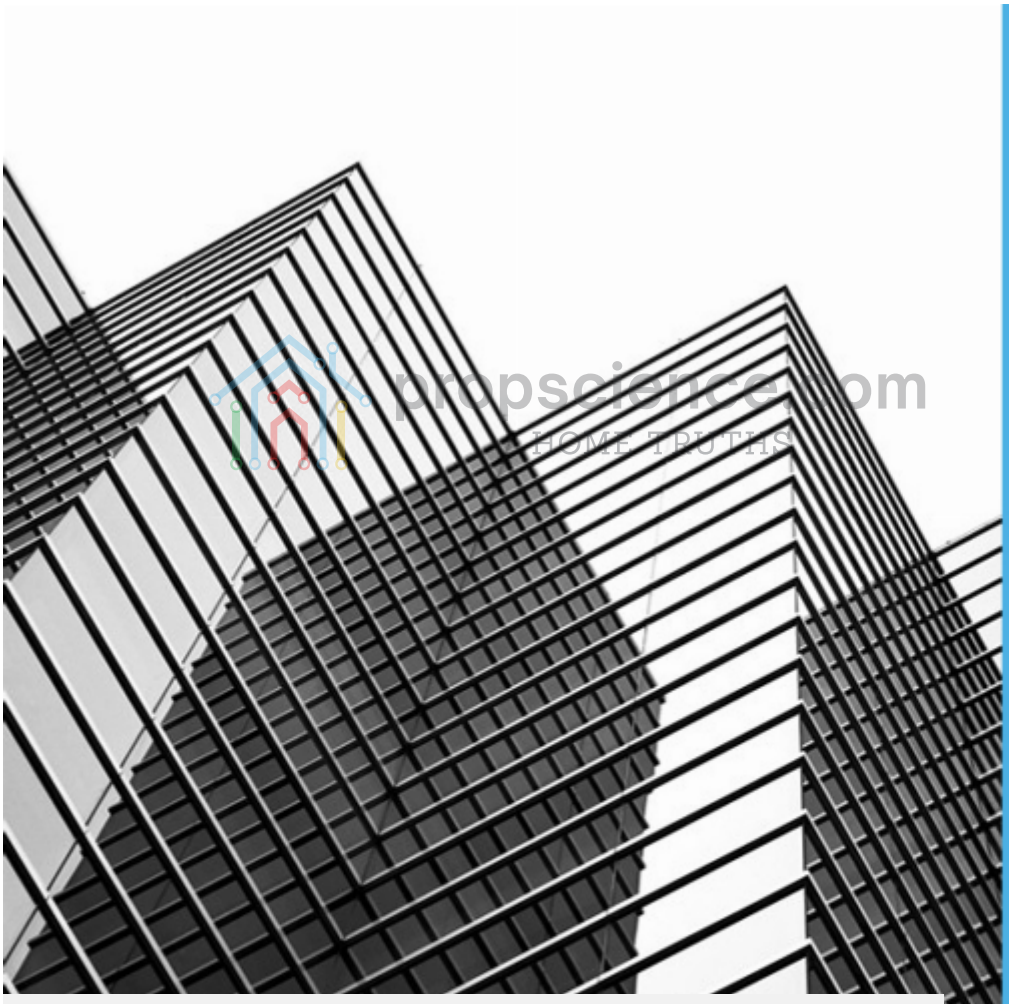
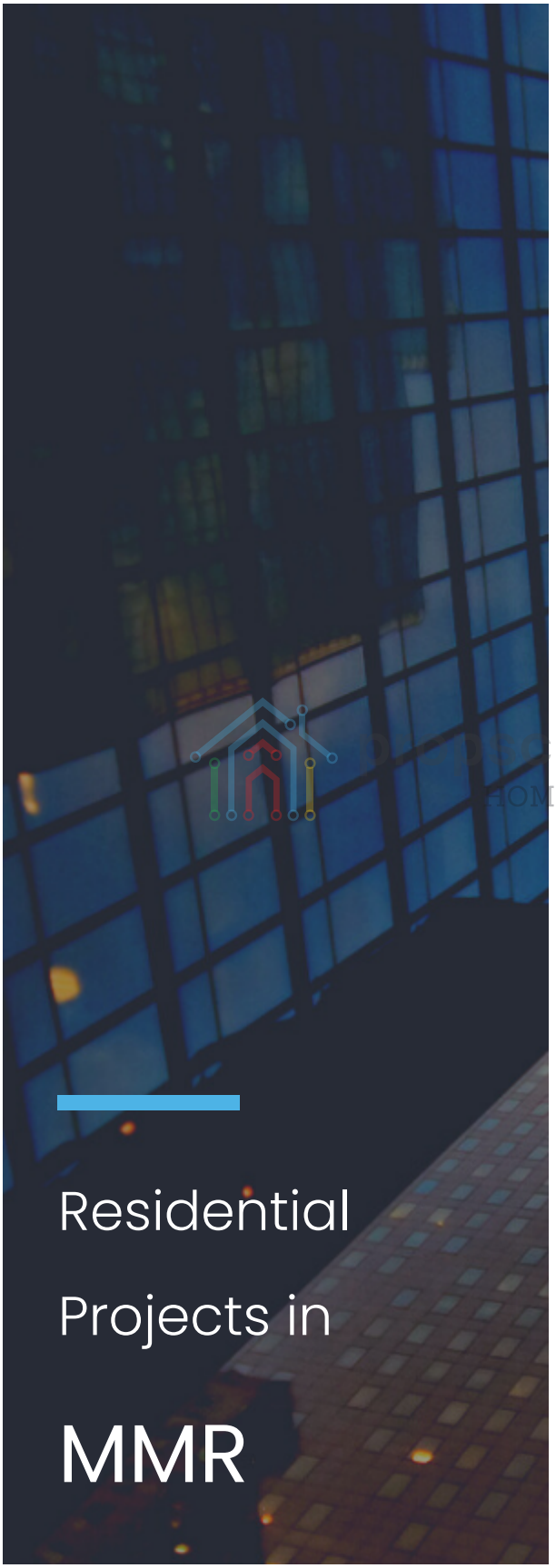
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PROP REPORT



SIGNIA PEARL - BKC

MahaRERA Number : P51800007921



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.

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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

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 57 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.60 Km**
- Diamond Market, G Block BKC **450 Mtrs**
- Kurla Station, **2.50 Km**
- Western Express Highway **900 Mtrs**
- Asian Heart Institute, **900 Mtrs**
- Ascend International School, **2.20 Km**
- Phoenix Marketcity, Mumbai, Lal Bahadur Shastri Road, **3.80 Km**
- Kalina Mavery Village, **3.50 Km**

LAND & APPROVALS

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

SIGNIA PEARL - BKC

BUILDER & CONSULTANTS

Sunteck Realty Limited is a Mumbai based real estate and construction company founded by Kamal Khetan. The company is engaged in the construction, development and management of residential and commercial properties. The company is known for its luxury residential properties classified under different brands: Signature and Signia for luxury properties and City for mid segment properties. In March 2009, it partnered with Oman-based WJ Towell Group and Piramal Group and established a 51:49 joint venture with Bank of Muscat to develop real estate projects in Oman. The company received the Luxury Pole Project of the Year in 2017 and the NDTV Real Estate Award for Signature Island in 2016. The company was listed as a Fortune Next 500 company of the year. 2017, 2018, 2019 and 2020.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

SIGNIA PEARL - BKC

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.87 Acre	4 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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SIGNIA PEARL - BKC

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

SIGNIA PEARL - BKC	4	20	4	4 BHK	80

First Habitable Floor	3rd floor

Services & Safety

- **Security :** Security System / CCTV,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SIGNIA PEARL - BKC

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FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	2570 - 3132 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	Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

SIGNIA PEARL - BKC

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 73000	INR 187610000	INR 187610000 to 228636000

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.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,PNB Housing Finance Ltd

Transaction History

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

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SIGNIA PEARL - BKC

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	48
Connectivity	83
Infrastructure	84
Local Environment	100
Land & Approvals	44
Project	78
People	56
Amenities	54
Building	63
Layout	73
Interiors	73
Pricing	30
Total	**65/100**

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SIGNIA PEARL - BKC

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