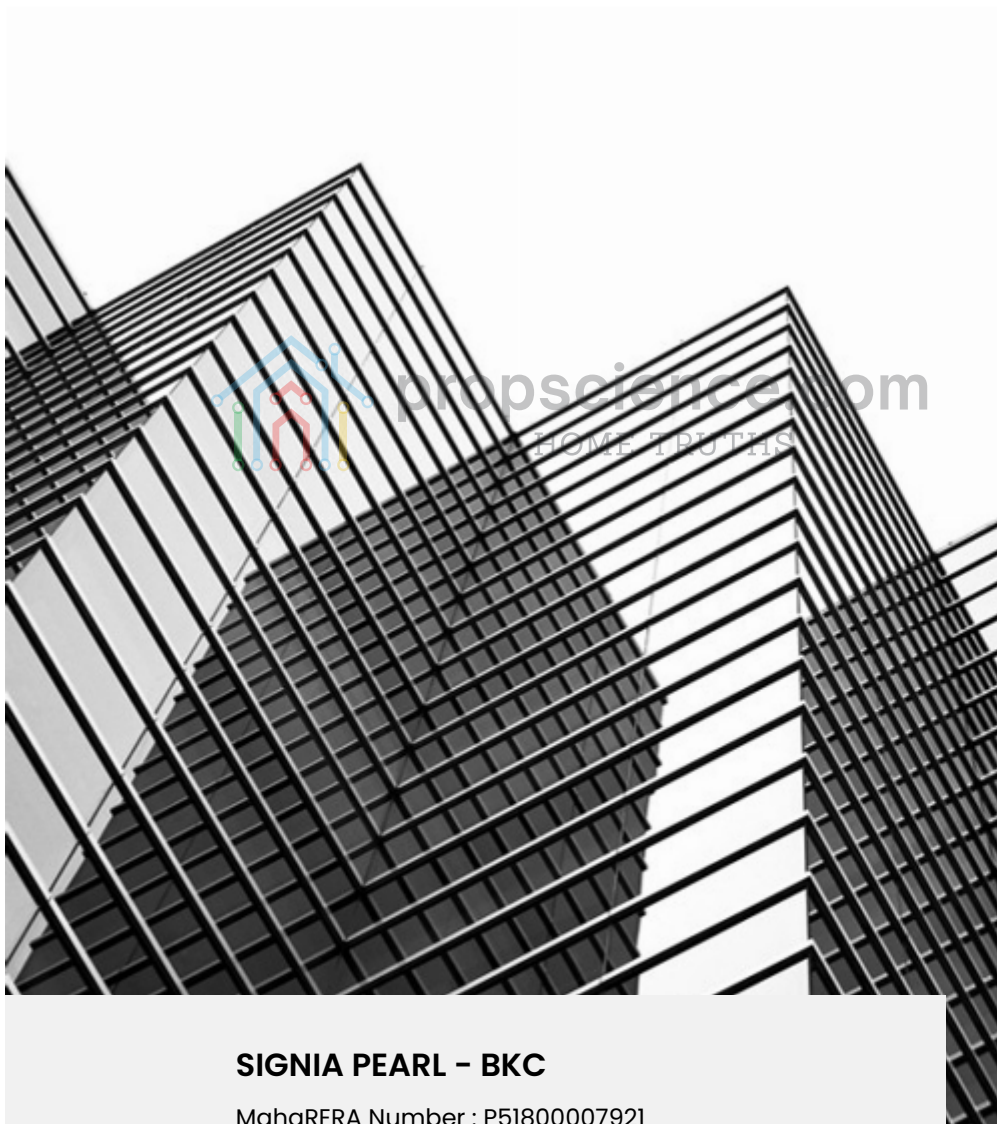


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PROP REPORT



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.

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 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.

| 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 |

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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HOME TRUTHS

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

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HOME TRUTHS

| 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.

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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HOME TRUTHS

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