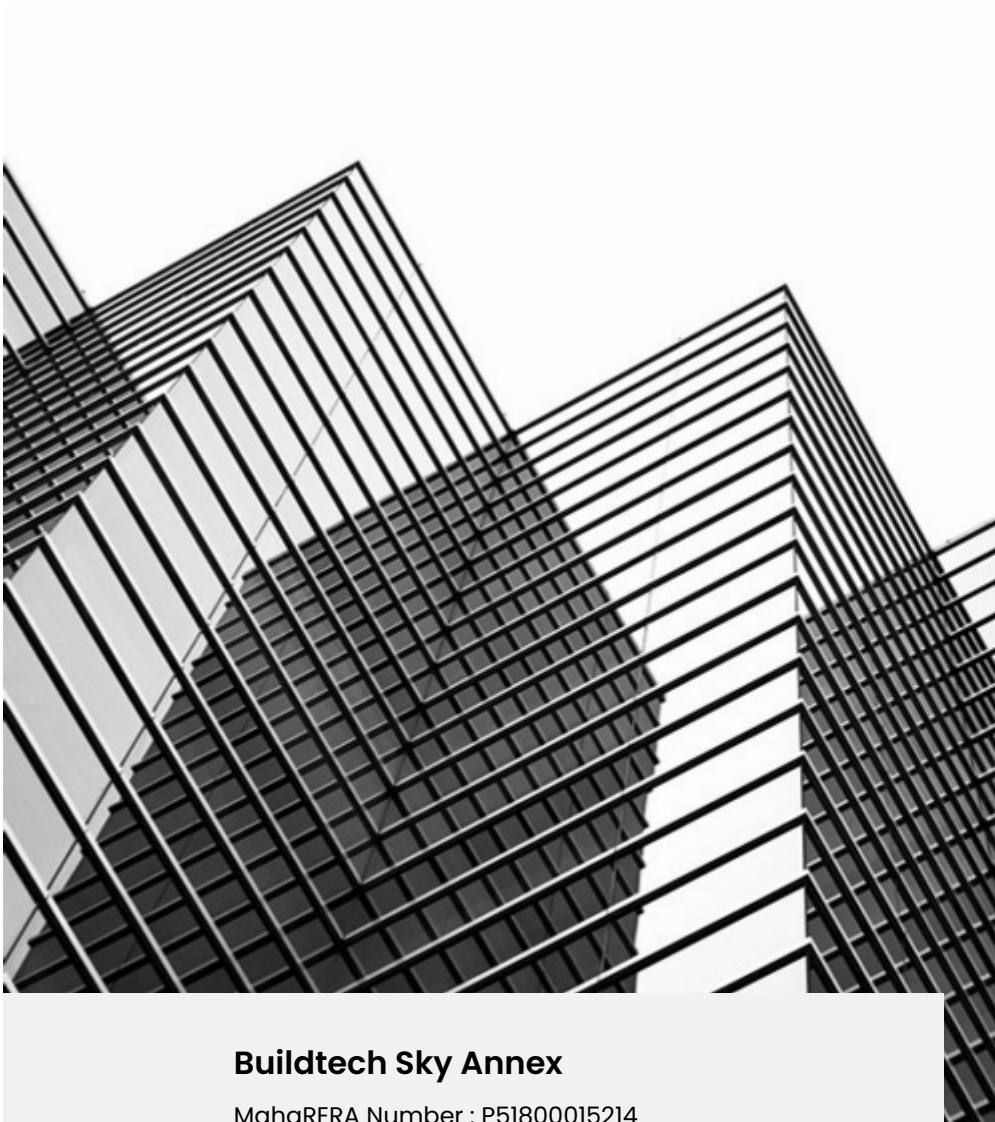


propscience.com

PROP REPORT



Buildtech Sky Annex

MahaRERA Number : P51800015214



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Mahul Road	NA	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 60 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.3 Km**
- Aziz Baug **280 Mtrs**
- Bharat Petroleum Monorail **400 Mtrs**
- Chembur Railway Station **4.2 Km**
- Eastern Freeway **500 Mtrs**
- Surana Sethia Hospital **2.7 Km**
- Ryan International School **220 Mtrs**
- K Star Mall **3 Km**
- Phoenix Marketcity **7.4 Km**

BUILDTECH SKY ANNEX

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	NA	1

BUILDTECH SKY ANNEX

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2025	4816 Sqmt	1 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Buildtech Sky Annex	7	36	9	1 BHK,2 BHK,2.5 BHK,3 BHK	324
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone
- **Fire Safety :** Fire rated doors / walls,Fire Hose,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

BUILDTECH SKY ANNEX

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	403 sqft
2 BHK	625 sqft

2.5 BHK	666 sqft
3 BHK	738 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

BUILDTech SKY ANNEX

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8200000
2 BHK	--	--	INR 12500000
2.5 BHK	--	--	INR 13500000
3 BHK	--	--	INR 14500000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank
Approved
Loans**

Axis Bank,Canara Bank,DHFL Bank,HDFC Bank,ICICI
Bank,Kotak Bank,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.

BUILDTECH SKY ANNEX

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	72
Local Environment	100

Land & Approvals	44
Project	61
People	48
Amenities	76
Building	71
Layout	47
Interiors	90
Pricing	40
Total	65/100

BUILDTECH SKY ANNEX

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