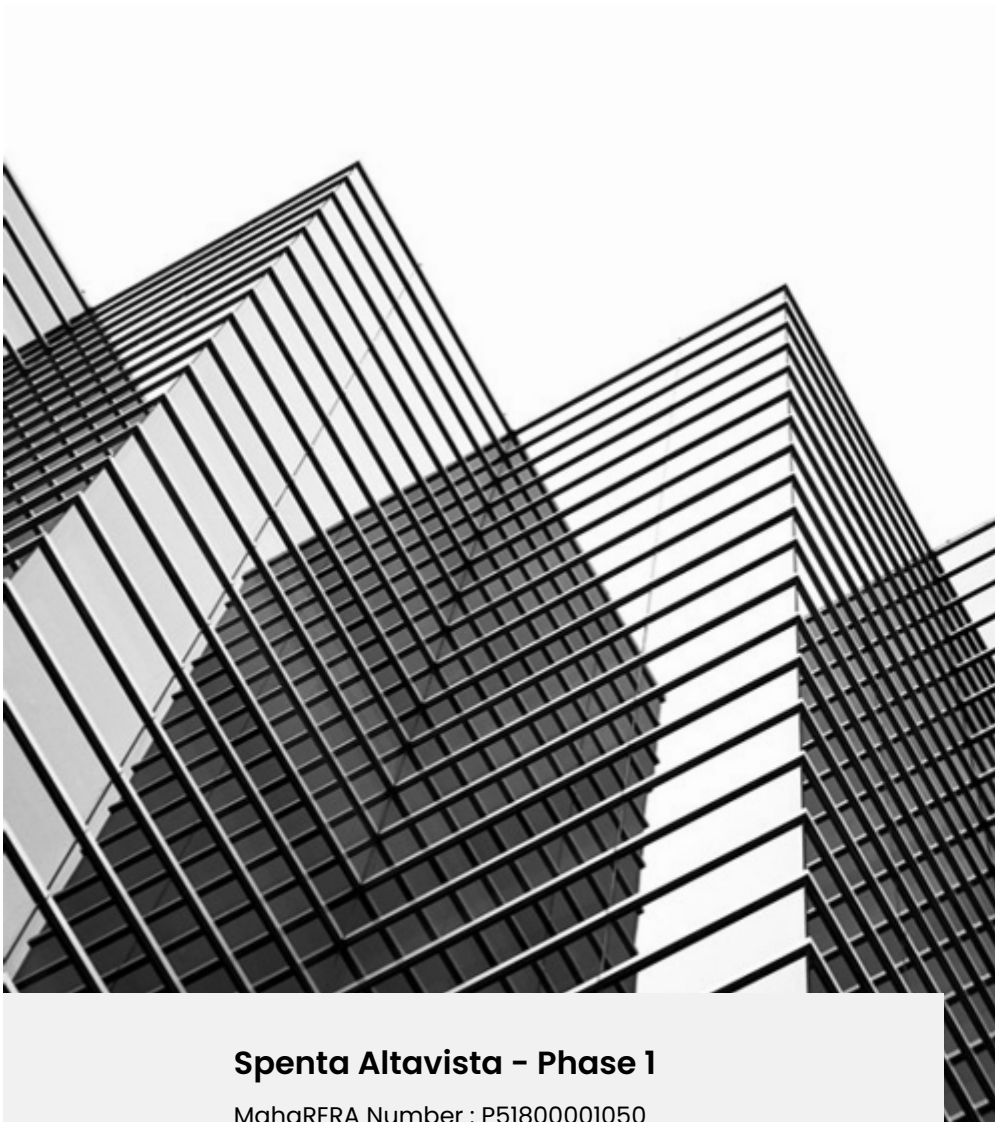


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PROP REPORT



Spenta Altavista – Phase 1

MahaRERA Number : P51800001050



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT



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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
Chembur	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.9 Km**
- Lal Dongar, Chembur, **400 Mtrs**
- VNP & RC Marg Junction, Charai, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- Chembur, Prakash Thorat Marg, Chembur West, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **2.5 Km**
- Eastern Express Hwy, Maharashtra Altavista, VN Purav Marg, Sion - Trombay Rd, near Surana Sethia Hospital, Chembur, Mumbai, Maharashtra 400071 Add destination Gas Gas **1 Km**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **950 Mtrs**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **2.4 Km**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **1.9 Km**
- Society Stores, Opp. Apna Sahakari Bank & SBI Near Joy Hospital, DK Sandu Marg, near Sandhu Garden, Chembur (E, Mumbai, Maharashtra 400071 **1.5 Km**

SPENTA ALTAVISTA -
PHASE 1

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	2

SPENTA ALTAVISTA -
PHASE 1

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

SPENTA ALTAVISTA –
PHASE 1

PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2020	7.6 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Party Lawn,Clubhouse,Multipurpose Hall

Eco Friendly Features

Landscaped Gardens,Water Storage

SPENTA ALTAVISTA – PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	26	4	2 BHK	104
Wing B	3	26	4	1 BHK,2 BHK	104
Wing C	4	26	8	1 BHK,2 BHK	208
Wing D	2	26	4	2 BHK,3 BHK	104
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	624 - 724 sqft
1 BHK	430 - 452 sqft
2 BHK	624 - 627 sqft
1 BHK	430 - 452 sqft
2 BHK	624 - 627 sqft
2 BHK	627 - 724 sqft
3 BHK	904 - 912 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

SPENTA ALTAVISTA –
PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12300000 to 12900000
2 BHK	--	--	INR 17800000 to 20700000
3 BHK	--	--	INR 25800000 to 26100000

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

GST	Stamp Duty	Registration
0%	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	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank

Transaction History

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

SPENTA ALTAVISTA –
PHASE I

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	501	3	INR 9000000	INR 17964.07
April 2022	912	18	INR 22461040	INR 24628.33
March 2022	430	18	INR 10400000	INR 24186.05
March 2022	504	2	INR 11000000	INR 21825.4
January 2022	661	6	INR 14800000	INR 22390.32
January 2022	520	14	INR 8700000	INR 16730.77
August 2021	662	21	INR 14573200	INR 22013.9
July 2021	968	23	INR 20959720	INR 21652.6
June 2021	752	17	INR 13800000	INR 18351.06
May 2021	672	23	INR 17600000	INR 26190.48
March 2021	430	22	INR 10150000	INR 23604.65
March 2021	768	22	INR 15398913	INR 20050.67

February 2021	997	19	INR 22274730	INR 22341.76
February 2021	662	13	INR 14096214	INR 21293.37
December 2020	700	13	INR 14983730	INR 21405.33
December 2020	662	1	INR 14365400	INR 21700
November 2020	430	3	INR 8999160	INR 20928.28
November 2020	430	1	INR 9016000	INR 20967.44
July 2020	419	19	INR 9200000	INR 21957.04
February 2020	699	3	INR 14418330	INR 20627.08

SPENTA ALTAVISTA –
PHASE 1

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	86
Local Environment	70
Land & Approvals	56
Project	66
People	48
Amenities	62
Building	53
Layout	65

Interiors	55
Pricing	30
Total	60/100

SPENTA ALTAVISTA –
PHASE 1

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