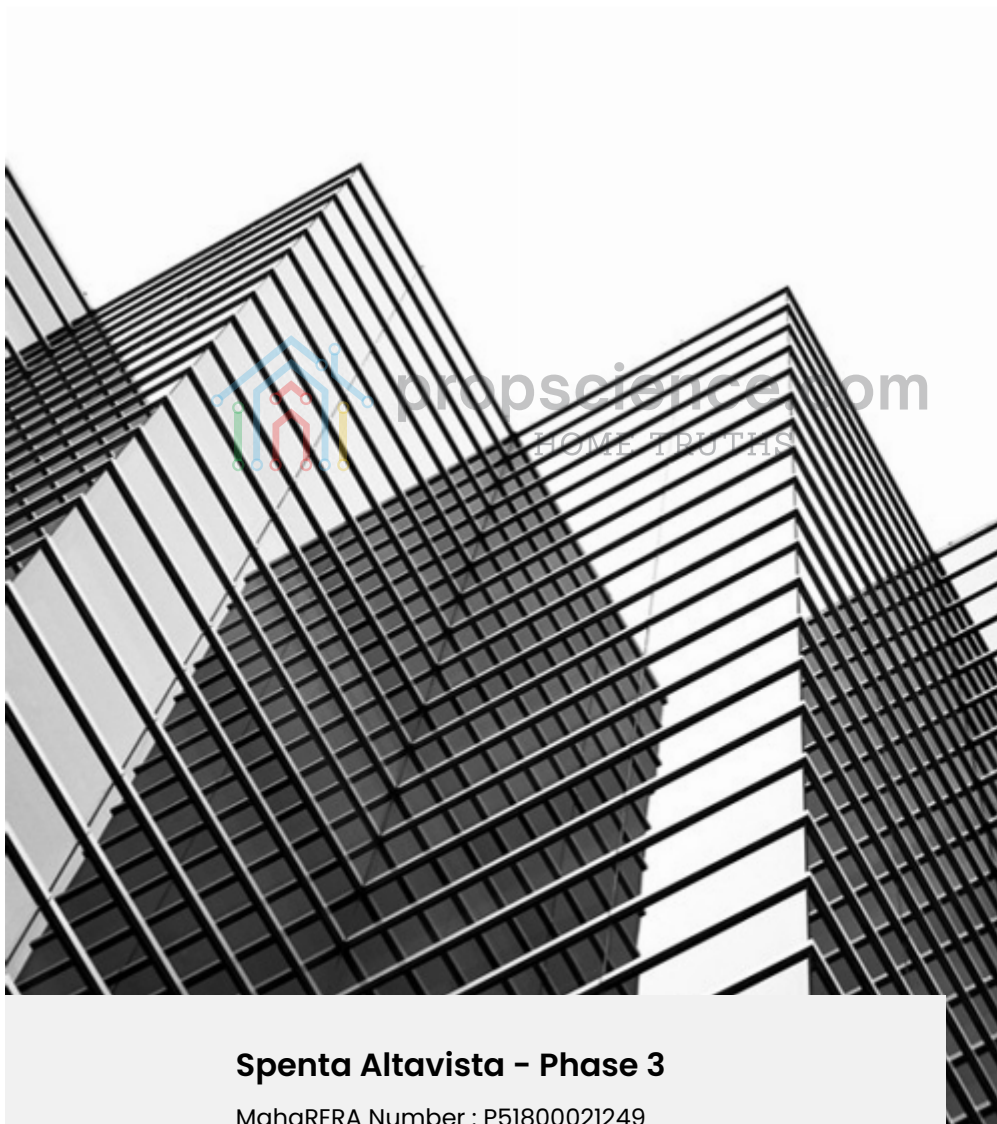


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PROP REPORT



Spenta Altavista - Phase 3

MahaRERA Number : P51800021249



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
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 Km**
- 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**

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PHASE 3

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LAND & APPROVALS

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

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PHASE 3

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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PHASE 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	7.6 Acre	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

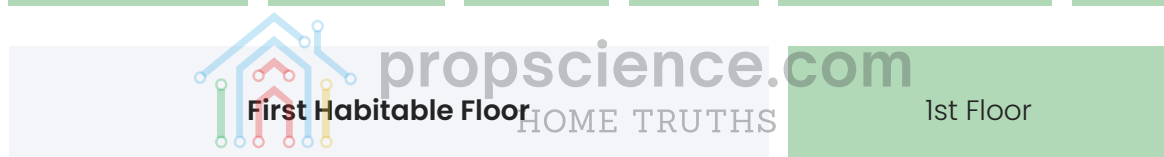
Eco Friendly Features

Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
H Wing	2	26	3	2 BHK,3 BHK	78



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

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PHASE 3

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	624 sqft
3 BHK	1041 sqft

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

	FLAT INTERIORS
 Flooring	Marble Flooring, Vitrified Tiles
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

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PHASE 3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17800000
3 BHK	--	--	INR 29700000

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,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.

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PHASE 3

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2021	623	23	INR 13469159	INR 21619.84
June 2021	623	11	INR 13074235	INR 20985.93
May 2021	623	11	INR 13594673	INR 21821.3
April 2021	1040	10	INR 22492286	INR 21627.2
April 2021	685	17	INR 14347410	INR 20945.12
April 2021	685	4	INR 12446947	INR 18170.73
April 2021	623	5	INR 12593352	INR 20214.05

January 2021	623	9	INR 12086383	INR 19400.29
January 2021	1041	9	INR 24574286	INR 23606.42
December 2020	623	16	INR 13160839	INR 21124.94
December 2020	1041	21	INR 24165443	INR 23213.68
December 2020	623	18	INR 14004760	INR 22479.55
December 2020	623	13	INR 13617578	INR 21858.07
November 2020	623	16	INR 13973610	INR 22429.55
November 2020	623	12	INR 13618737	INR 21859.93
October 2020	623	6	INR 12479740	INR 20031.69
March 2020	623	7	INR 13906789	INR 22322.29

February 2020	623	19	INR 14409710	INR 23129.55
February 2020	623	14	INR 13526143	INR 21711.3
February 2020	623	15	INR 13189723	INR 21171.3

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PHASE 3

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	65
Infrastructure	86

Local Environment	70
Land & Approvals	50
Project	74
People	48
Amenities	62
Building	53
Layout	66
 Interiors	55
Pricing	40
Total	60/100

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HOME TRUTHS

SPENTA ALTAVISTA -
PHASE 3

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