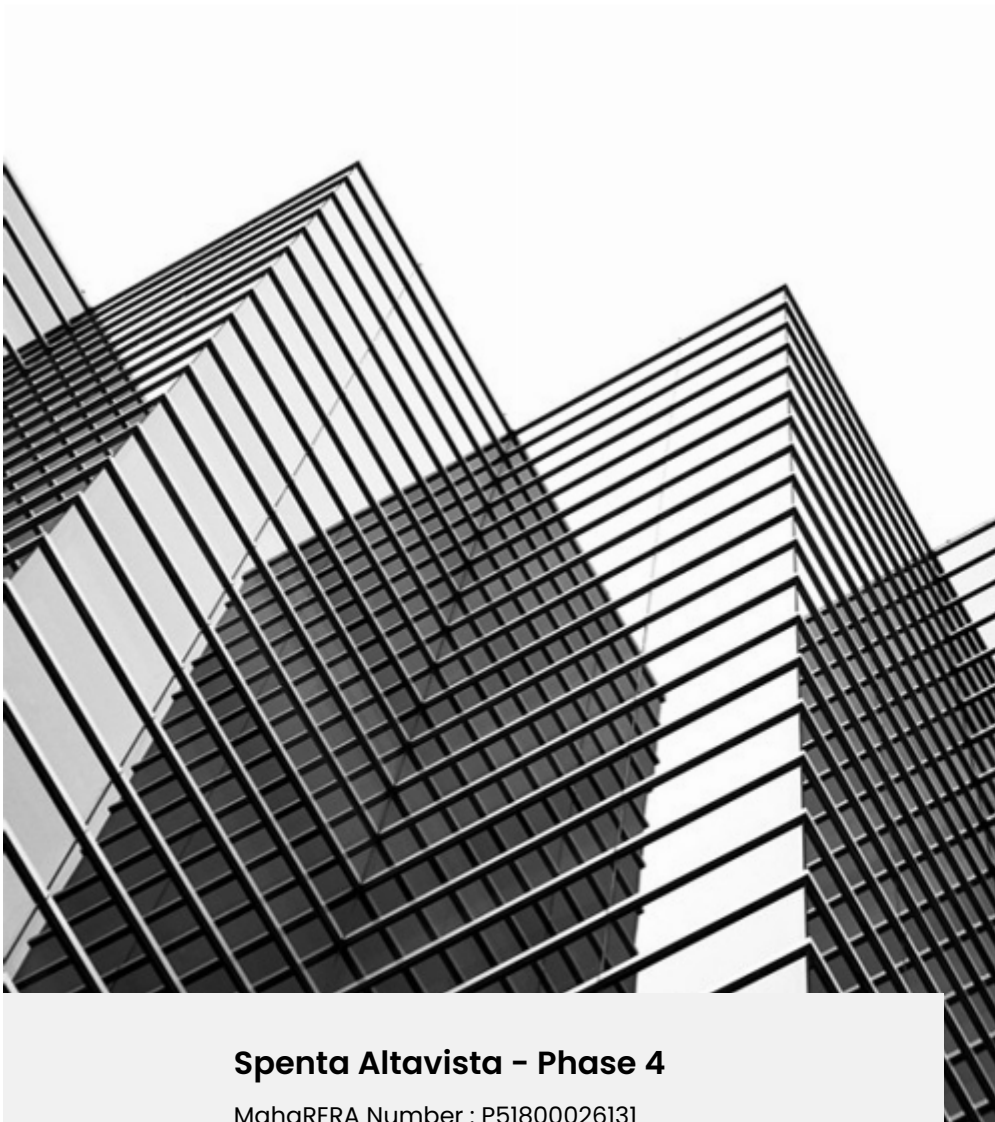


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# PROP REPORT



**Spenta Altavista – Phase 4**

MahaRERA Number : P51800026131



# 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 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**

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SPENTA ALTAVISTA -  
PHASE 4

## LAND & APPROVALS

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

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SPENTA ALTAVISTA -  
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# BUILDER & CONSULTANTS



| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| HDFC Bank         | NA        | NA               |

|                               |  |
|-------------------------------|--|
| SPENTA ALTAVISTA –<br>PHASE 4 |  |
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# PROJECT & AMENITIES



| Time Line                        | Size     | Typography |
|----------------------------------|----------|------------|
| Completed on 31st December, 2024 | 7.6 Acre | 2 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,Multipurpose Hall                                                          |

|                       |                                  |
|-----------------------|----------------------------------|
| Eco Friendly Features | Landscaped Gardens,Water Storage |
|-----------------------|----------------------------------|

|                               |  |
|-------------------------------|--|
| SPENTA ALTAVISTA –<br>PHASE 4 |  |
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## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing I                | 3               | 26           | 5               | 2 BHK          | 130            |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

### Services & Safety

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

|                               |  |
|-------------------------------|--|
| SPENTA ALTAVISTA –<br>PHASE 4 |  |
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# FLAT INTERIORS

|                              |                                                                                                           |
|------------------------------|-----------------------------------------------------------------------------------------------------------|
| Configuration                | RERA Carpet Range                                                                                         |
| 2 BHK                        | 624 - 724 sqft                                                                                            |
| Floor To Ceiling Height      | Between 9 and 10 feet                                                                                     |
| Views Available              | Water Body / City Skyline                                                                                 |
| Flooring                     | Marble Flooring,Vitrified Tiles                                                                           |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing                    | NA                                                                                                        |
| HVAC Service                 | NA                                                                                                        |
| Technology                   | Optic Fiber Cable                                                                                         |
| White Goods                  | Modular Kitchen                                                                                           |

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PHASE 4

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 17800000 to 17900000 |

**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,IIFL Bank,SBI Bank |

**Transaction History**

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

|                               |
|-------------------------------|
| SPENTA ALTAVISTA –<br>PHASE 4 |
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ANNEXURE A

| Transection<br>Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|---------------------|-------------|-------|--------------|-----------------|
| July 2021           | 699         | 2     | INR 14837056 | INR 21226.12    |
| July 2021           | 699         | 15    | INR 14434610 | INR 20650.37    |
| July 2021           | 591         | 15    | INR 12338741 | INR 20877.73    |
| June 2021           | 699         | 8     | INR 13840200 | INR 19800       |
| April 2021          | 699         | 15    | INR 14891057 | INR 21303.37    |
| April 2021          | 740         | 5     | INR 13894758 | INR 18776.7     |
| April 2021          | 673         | 4     | INR 13593502 | INR 20198.37    |
| March 2021          | 699         | 22    | INR 15398913 | INR 22029.92    |

|                          |     |    |              |              |
|--------------------------|-----|----|--------------|--------------|
| <b>January<br/>2021</b>  | 699 | 20 | INR 14984468 | INR 21437.01 |
| <b>December<br/>2020</b> | 673 | 10 | INR 14186878 | INR 21080.06 |
| <b>November<br/>2020</b> | 591 | 5  | INR 11934681 | INR 20194.05 |

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## 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    |

|                             |               |
|-----------------------------|---------------|
| <b>Local Environment</b>    | 70            |
| <b>Land &amp; Approvals</b> | 56            |
| <b>Project</b>              | 76            |
| <b>People</b>               | 48            |
| <b>Amenities</b>            | 62            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 63            |
| <b>Interiors</b>            | 55            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>62/100</b> |

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SPENTA ALTAVISTA –  
PHASE 4

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