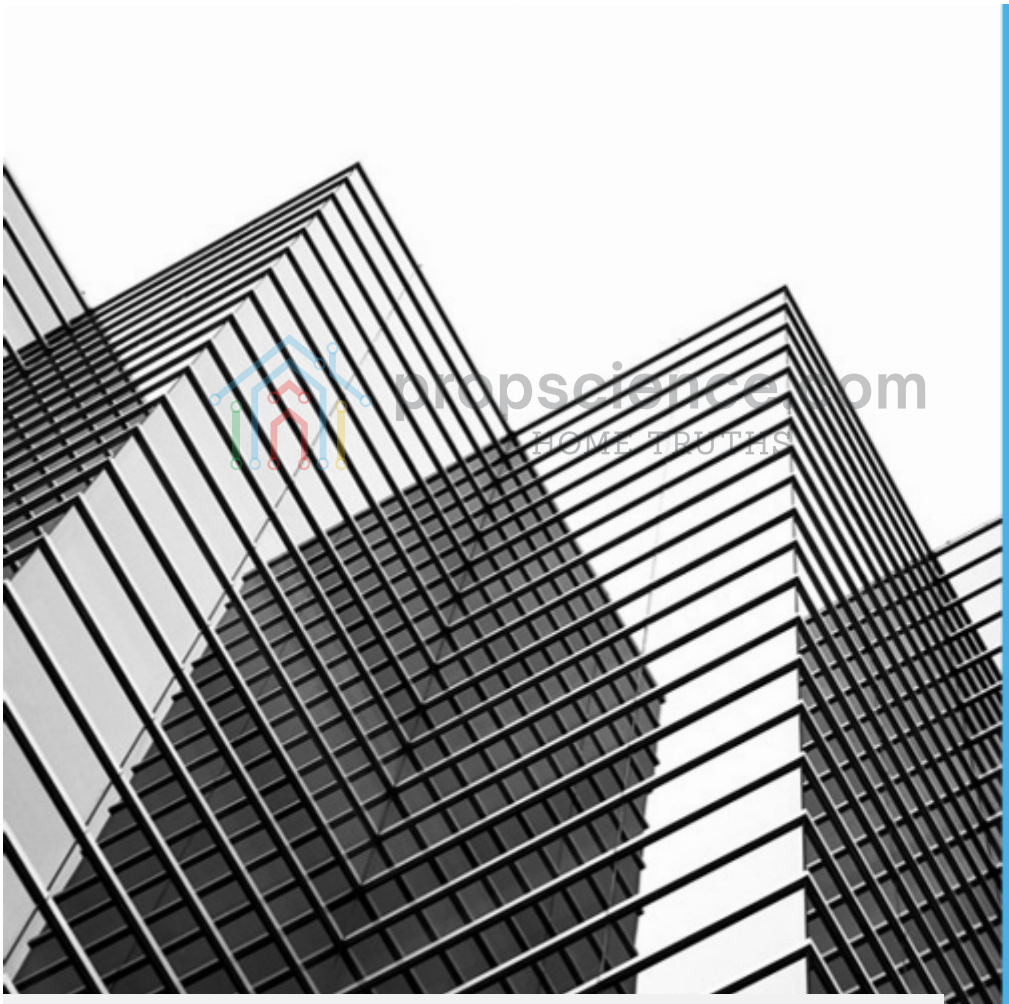
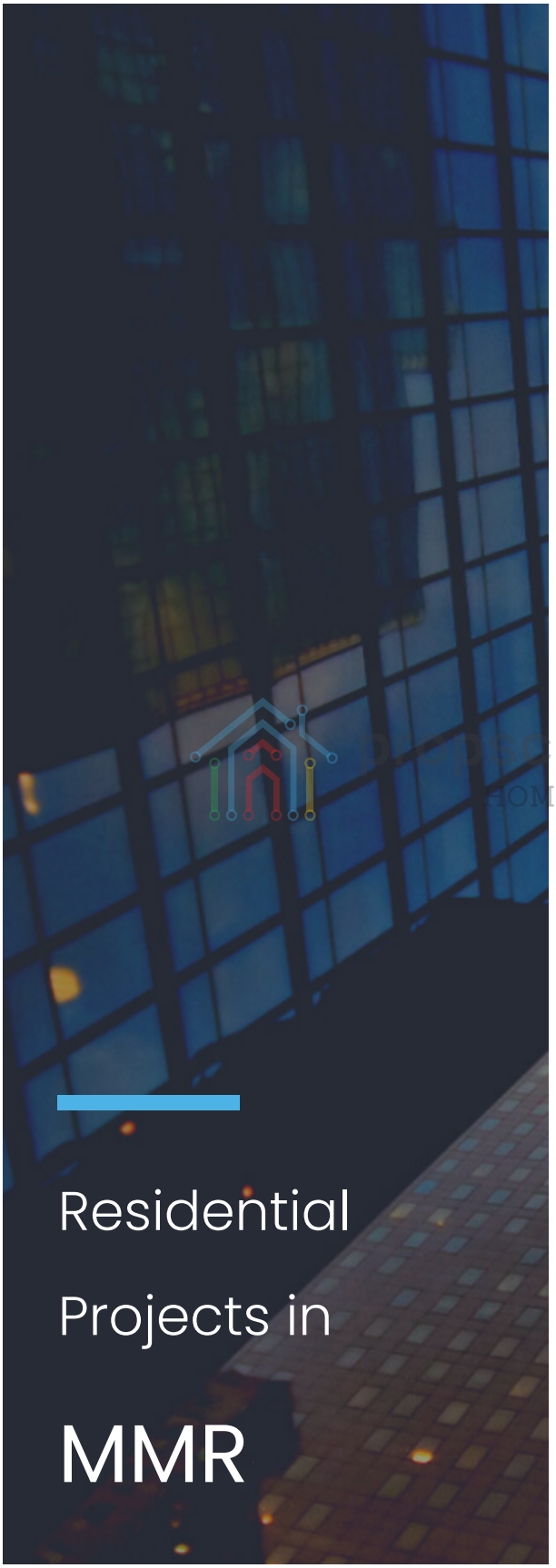
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PROP REPORT



The Presidential (Ten BKC)

MahaRERA Number : P51800004889



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.

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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

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.70 Km**
- Bandra Bus Depot, Bandra East **900 Mtrs**
- Bandra Terminus, Naupada, **2.90 Km**
- Western Express Highway **750 Mtrs**
- Guru Nanak Hospital, S 341, near Collector Office, Gandhi Nagar, **700 Mtrs**
- Chetana College, New Bldg.,, Survey No. 341, SD Mandir Rd, Government Colony, **650 Mtrs**
- Kenilworth Mall, 39th Rd, Khar, West **4.20 Km**
- Hill Road Market, 4-A, Hill Rd, Sayed Wadi, Ranwar, Bandra West, **3.50 Km**

THE PRESIDENTIAL (TEN BKC)

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2021	1	1

THE PRESIDENTIAL (TEN BKC)

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BUILDER & CONSULTANTS

Adani Realty is the real estate wing of India's largest infrastructure and development corporation – Adani Group. In it's 12 years of existence, Adani Realty has developed some of India's finest real estate projects in the residential and commercial sectors. It was collected over 40 awards owing to its commitment to 'nation building' and 'growth with goodness'. The company has developed 15 million square feet of area and presently has over 18.8 million square feet of area under development. Their real estate portfolio includes residential, commercial, and social club projects spread across Mumbai, Ahemdabad, Pune & Gurugram.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	4.97 Acre	2 BHK,3 BHK,4 BHK,5 BHK,6 BHK

Project Amenities

Sports	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Deck Area,Reflexology Park
Business & Hospitality	Barbeque Pit,Day Care,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
TEN BKC WING 1 to 15	3	24	4	2 BHK,3 BHK,4 BHK,5 BHK,6 BHK	96

First Habitable Floor	1st Floor

Services & Safety

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- **Security :** Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

THE PRESIDENTIAL (TEN BKC)

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	742 - 898 sqft
3 BHK	939 - 1471 sqft
4 BHK	1692 - 3822 sqft
5 BHK	2311 - 2617 sqft
6 BHK	3482.88 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 55000	INR 40810000	INR 40810000 to 49390000
3 BHK	INR 55000	INR 51645000	INR 51645000 to 80905000
4 BHK	INR 55000	INR 93060000	INR 93060000 to 1234750000
5 BHK	INR 55000	INR 127105000	INR 127105000 to 143935000
6 BHK	INR 55000	INR 191558400	INR 191558400

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

GST	Stamp Duty	Registration
5%	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	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

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Transaction History

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

THE PRESIDENTIAL (TEN 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	76
Local Environment	90
Land & Approvals	62
Project	83
People	56
Amenities	70
Building	67
Layout	68
Interiors	73
Pricing	40
Total	**68/100**

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