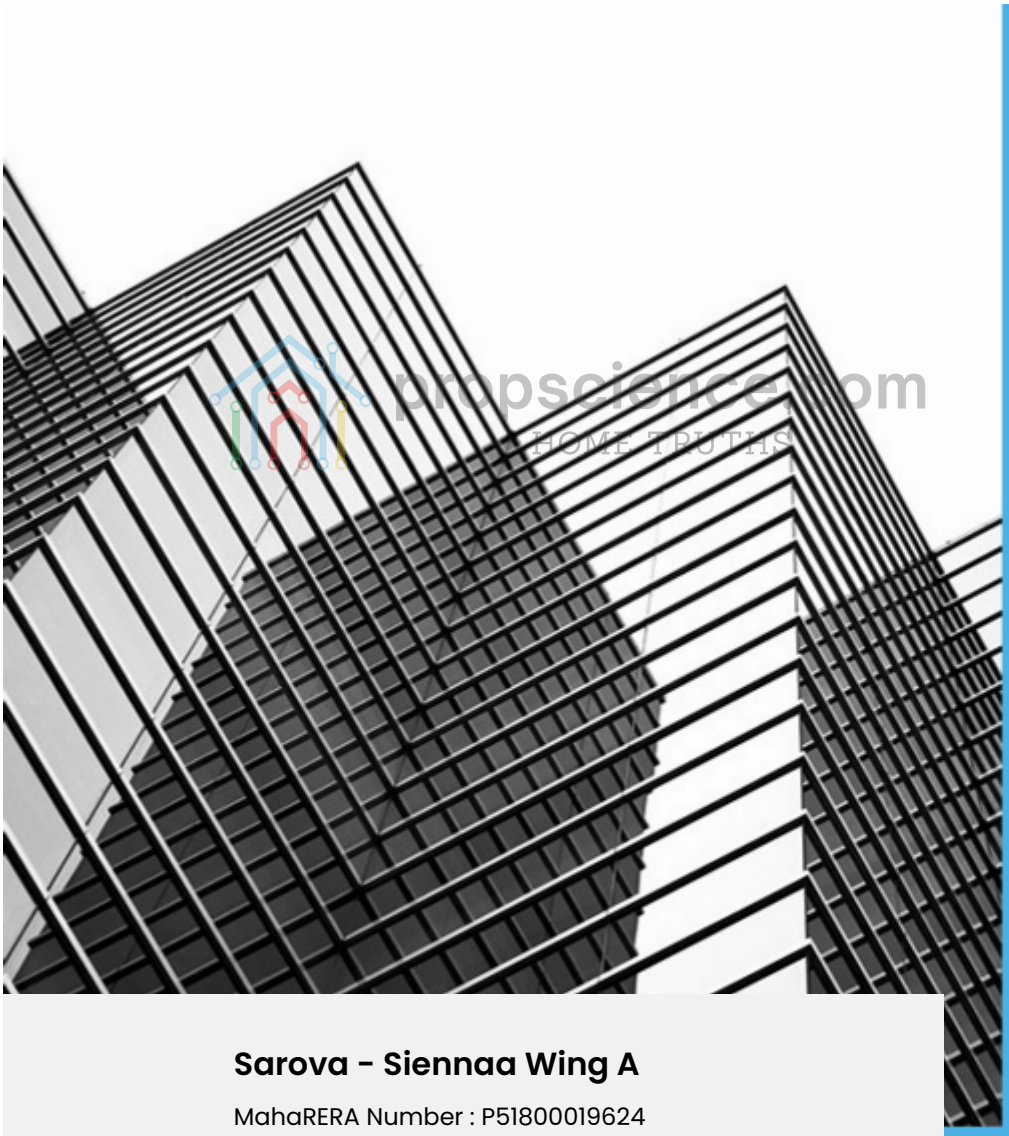
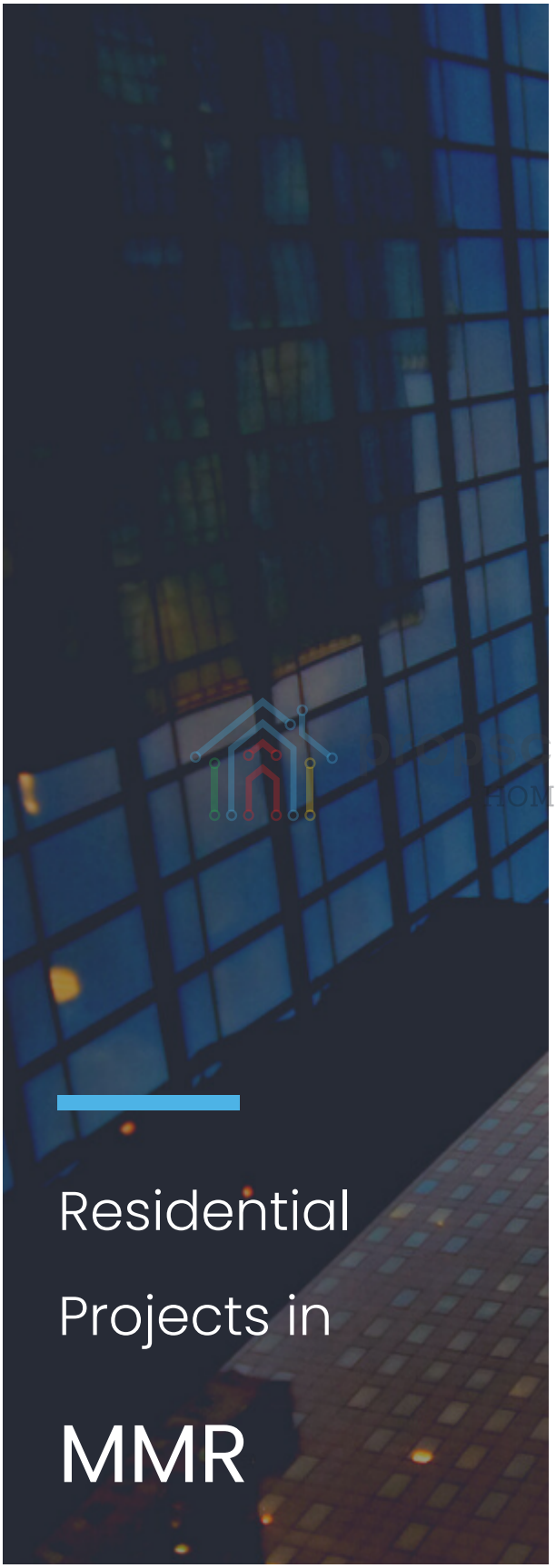
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PROP REPORT



Sarova - Siennaa Wing A

MahaRERA Number : P51800019624



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	Samta Nagar Police Station	Ward R South

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 37 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.2 Km**
- Sai Baba Mandir Bus Stop **88 Mtrs**
- Kandivali Station East **2.8 Km**
- Western Express Highway **1.0 Km**
- Apex Multispeciality Hospitals **2.9 Km**
- Thakur College **220 Mtrs**
- Thakur Mall **650 Mtrs**
- D Mart **650 Mtrs**

LAND & APPROVALS

Legal Title Summary

The project has been constructed on leasehold land. The details of the lessor and the lease period are unclear from the title reports uploaded on the MahaRERA website. The project appears to be part of a redevelopment project has includes MHADA buildings. Therefore, it is likely that the land may belong to MHADA.

Encumbrances

The documents uploaded on the website claim the title of the land is clear and marketable, without any documented encumbrances.

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

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SAROVA - SIENNAA WING A

BUILDER & CONSULTANTS

SD Corp is a joint venture of Shapoorji Pallonji and the Dilip Thacker Group. Their aim is to develop flagship redevelopment projects with timely execution, effective management, and external stakeholders. They are also involved in creation and management of high-end hotels and clubs as part of a mixed-use development of projects. The intend to expand to other global markets in the future. The company has successfully delivered projects in the Mumbai Metropolitan Region (MMR) such as The Imperial and Imperial Edge in Worli and The Lumiere in Andheri. Their flagship project current is the Sarova project in Kandivali East, Mumbai.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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SAROVA - SIENNAA WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	303.95 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Tennis Court,Putting Green,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens,Water Storage

SAROVA - SIENNAA WING A

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Siennaa Wing A	2	23	5	1 BHK,2 BHK	115

First Habitable Floor	6th Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Goods Lift

SAROVA - SIENNAA WING A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	391 - 403 sqft
2 BHK	561 - 563 sqft

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

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

SAROVA - SIENNAA WING A

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 25000	INR 9775000	INR 9775000 to 10075000
2 BHK	INR 25000	INR 14025000	INR 14025000 to 14075000

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	INR 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank,YES Bank

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Transaction History

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

SAROVA - SIENNAA WING A

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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	73
People	55
Amenities	76
Building	68
Layout	45
Interiors	73

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Pricing	30
Total	**65/100**

SAROVA - SIENNAA WING A

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