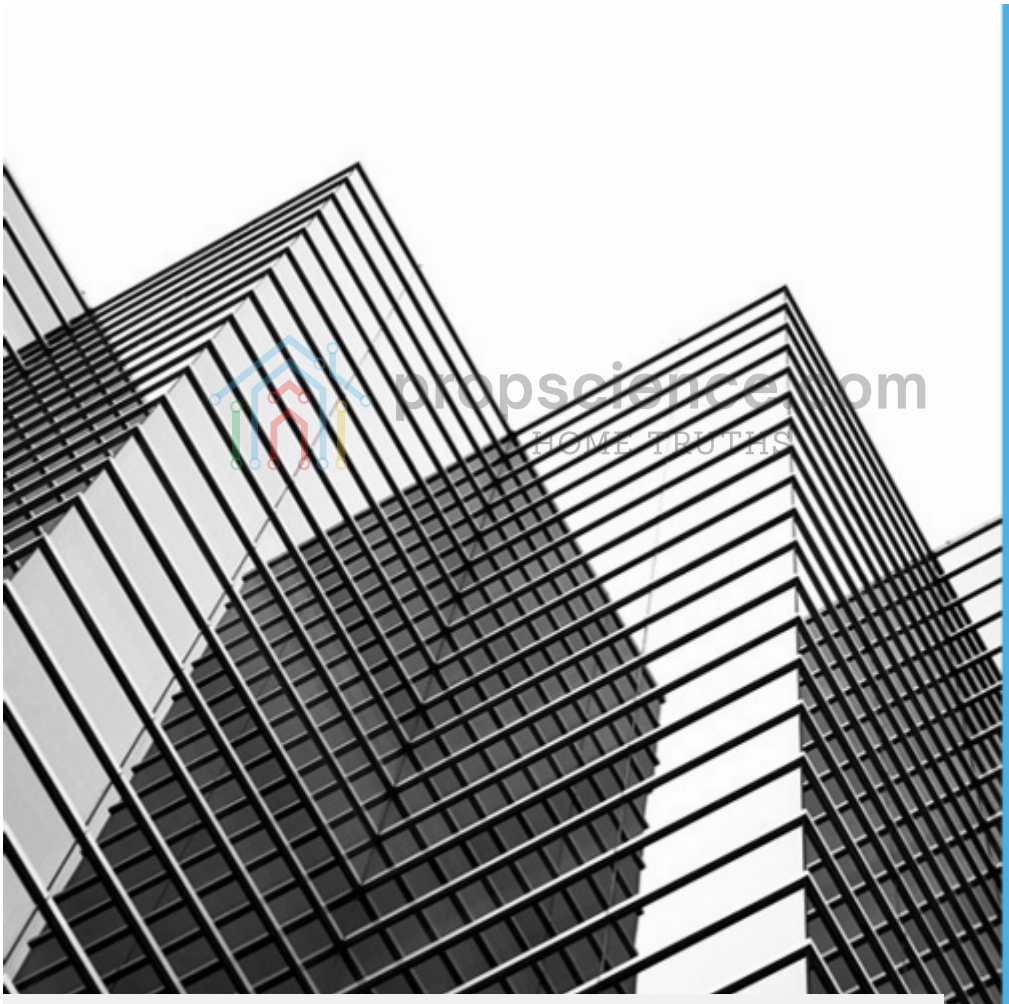
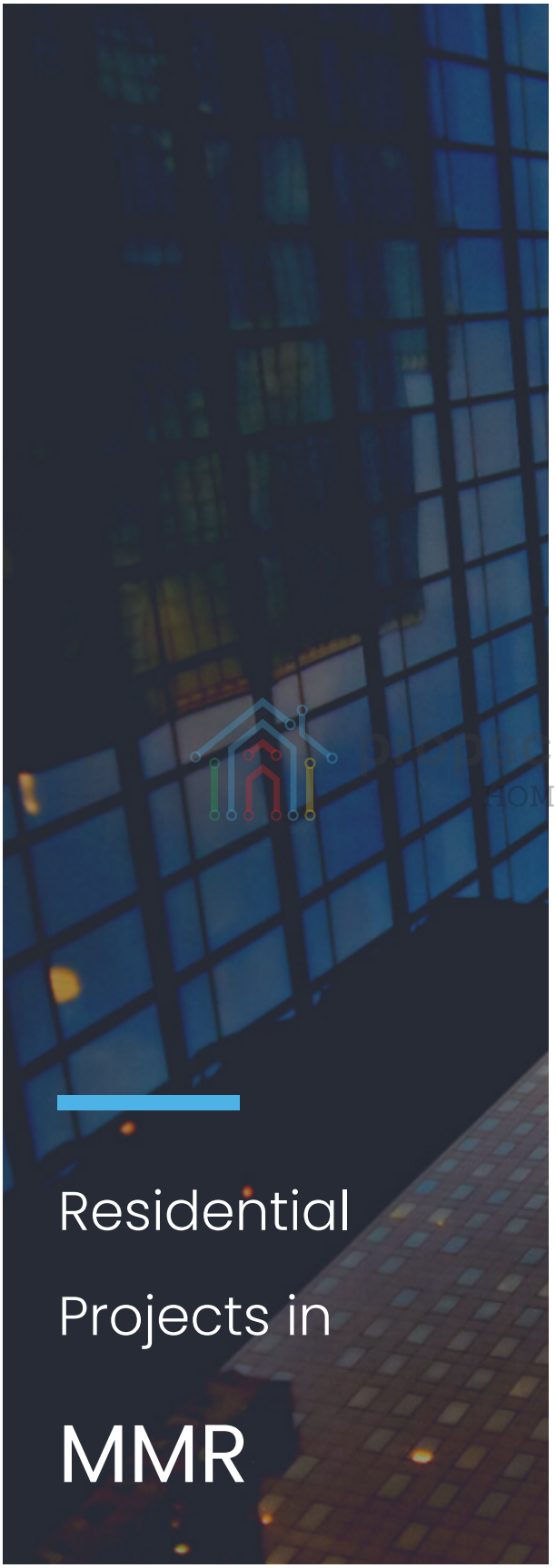
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PROP REPORT



Alta Monte and Signet

MahaRERA Number : P51800010463



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 Malad (East). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad East has evolved as a mid-residential location favouring working professionals working in Andheri till Borivali region.

Post Office	Police Station	Municipal Ward
Malad East	Kurar Police Station	Ward P North

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Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 98 AQI and the noise pollution is Greater than 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.9 Km**
- Bus Depot Dindoshi **1.4 Km**
- Kurar Metro Station **1.4 Km**
- Malad Railway Station East **1.8 Km**
- Malad East Highway **600 Mtrs**
- Sanjeevani Hospital **1.6 Km**
- St. Francis High School **900 Mtrs**
- Growel's 101 **3.3 Km**
- Reliance Mart **3.0 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	20	30

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
Indialbulls Home Loans	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th December, 2024	11011.29 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK,Duplex

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Putting Green,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Spa,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Alta Monte Tower B	8	52	8	2 BHK,3 BHK,4 BHK	416
Alta Monte Tower D North, West and South	8	55	8	3 BHK,4 BHK,Duplex	440
Alta Monte Tower D3-12, 17-20, 25-27, 41-50 Floor	8	28	8	5 BHK,Duplex	224
Alta Monte Tower D East Wing 13 to 16, 21 to 24, 2	8	23	8	2 BHK	184
Signet	8	34	8	1 BHK,2 BHK	272
First Habitable Floor					1st

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	718 - 784 sqft
3 BHK	857 - 1163 sqft
4 BHK	1255 - 1265 sqft
3 BHK	800 - 805 sqft
4 BHK	1349 - 1371 sqft
Duplex	2653 - 3151 sqft
5 BHK	1825 - 1846 sqft
Duplex	3151 sqft
2 BHK	613 - 913 sqft
1 BHK	333 sqft
2 BHK	481 - 503 sqft

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Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25500	INR 12265500	INR 12265500 to 23281500
3 BHK	INR 25500	INR 20400000	INR 20400000 to 29656500
4 BHK	INR 25500	INR 32002500	INR 32002500 to 34960500
Duplex	INR 25500	INR 67651500	INR 67651500 to 80350500
5 BHK	INR 25500	INR 46537500	INR 46537500 to 47073000
1 BHK	INR 25500	INR 8491500	INR 8491500

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HOME SERVICES

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

GST	Stamp Duty	Registration
0%	6%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,SBI Bank

Transaction History

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

ALTA MONTE AND SIGNET

PROJECT PROPSCORE

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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	78
Local Environment	65
Land & Approvals	50
Project	67
People	48
Amenities	76
Building	81
Layout	82
Interiors	83
Pricing	30
Total	**66/100**

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