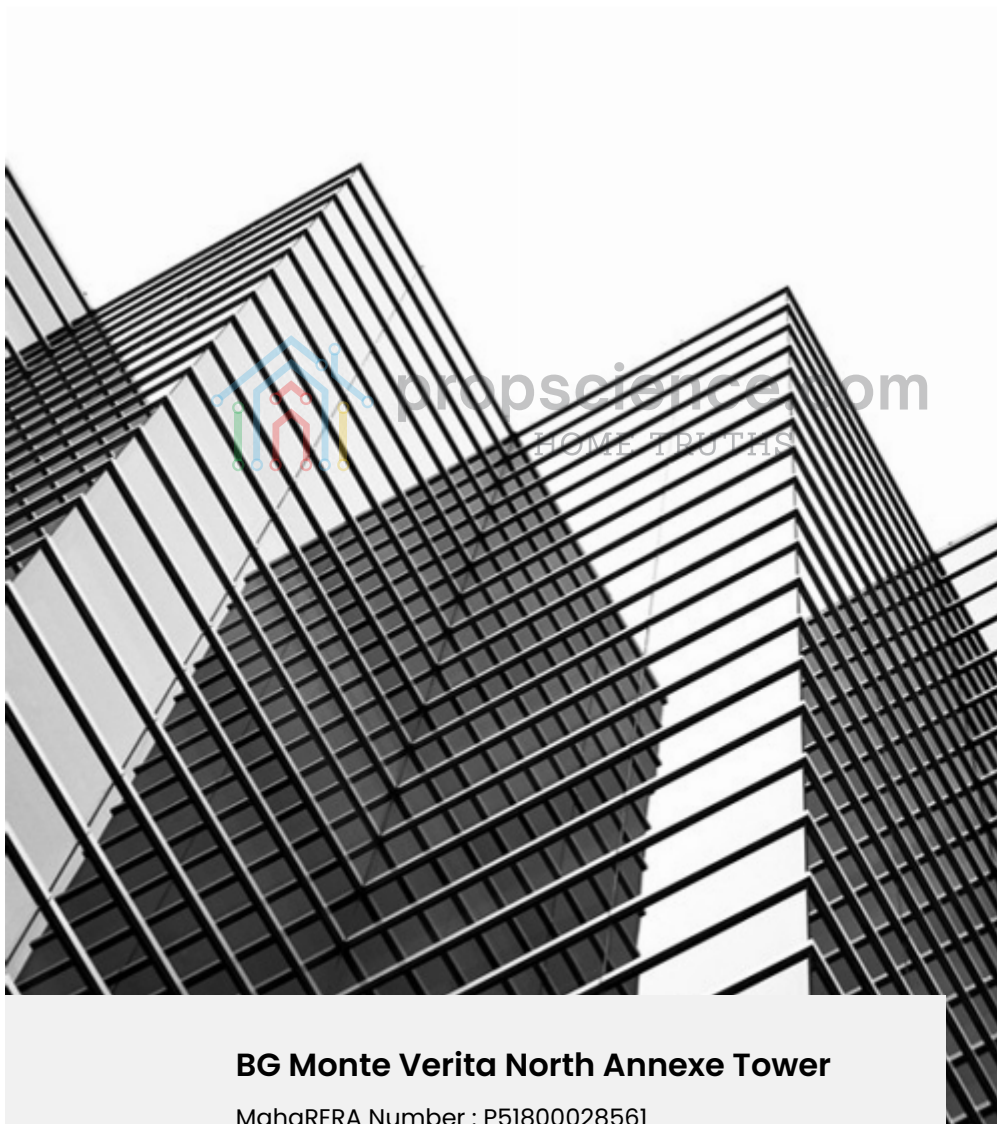


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# PROP REPORT



**BG Monte Verita North Annexe Tower**

MahaRERA Number : P51800028561



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.

BG MONTE VERITA NORTH

ANNEXE TOWER

## LOCATION

The project is in Borivali (East). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

Post Office	Police Station	Municipal Ward
Magathane	Kasturba Police Station	NA

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 180 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.2 Km**
- Magathane Bus Depot **400 Mtrs**
- Borivali Railway Station **2.2 Km**
- Western Express Highway **500 Mtrs**
- Apex Multispeciality Hospitals **900 Mtrs**
- St. John's High School (ICSE) **1.7 Km**
- Carnival Cinemas Borivali **1.1 Km**
- D Mart **2.3 Km**

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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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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2025	1767.44 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Green Zone,Rain Water Harvesting,Solar Pannel

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ANNEXE TOWER

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HOME TRUTHS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Monte Verita North Annexe	4	22	9	1 BHK,2 BHK	198

First Habitable Floor

1st

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

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ANNEXE TOWER

## FLAT INTERIORS



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Configuration

RERA Carpet Range

1 BHK

370 - 380 sqft

2 BHK

522 - 614 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Road View / No View

Flooring

Vitrified Tiles,Anti Skid Tiles

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

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12657894 to 13000000
2 BHK	--	--	INR 17857620 to 21004940

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	No floor rise for limited period only All inclusive package cost includes - stamp duty, registration, GST, TDS, Possession charges, Infrastructure charges, water meter deposit. For limited period only.
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<b>Payment Plan</b>	 <b>propscience.com</b> Time Linked Payment HOME TRUTHS
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<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank
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### Transaction History

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

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ANNEXE TOWER

# 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	50
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	67
<b>Layout</b>	45



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<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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