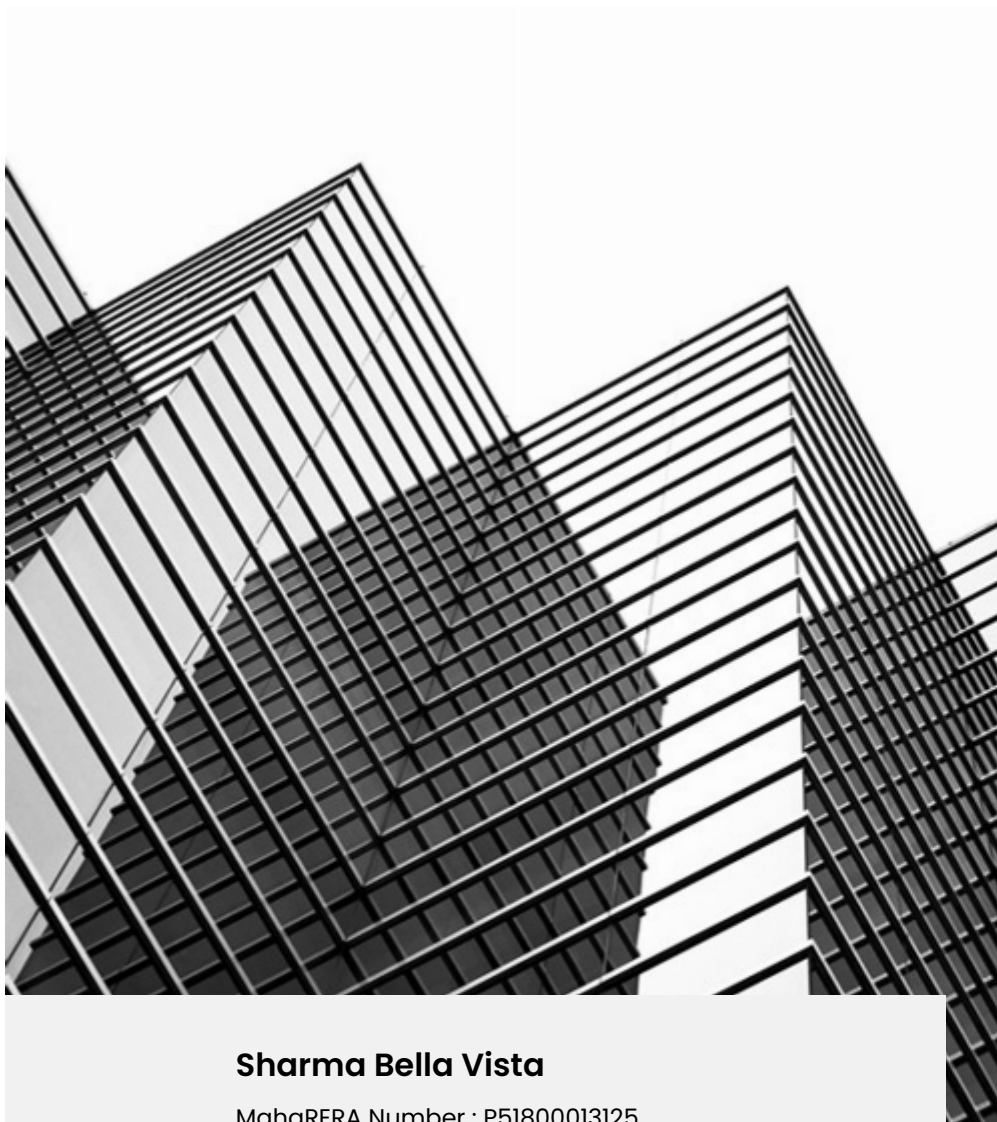


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# PROP REPORT



**Sharma Bella Vista**

MahaRERA Number : P51800013125



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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
NA	NA	Ward S

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- TI, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **11.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **9.3 Km**
- I.I.T Main Gate **120 Mtrs**
- Sakinaka Metro Station, Andheri - Ghatkopar Rd, Bandi Bazaar, Nair Wadi, Asalpha, Mumbai, Maharashtra 400072 **5.5 Km**
- Kanjur Marg **2.1 Km**
- JVLR **120 Mtrs**
- Dr. L.H.Hiranandani Hospital Powai, Dr. LH Hiranandani Hospital 3rd Floor, HBOT Department, Powai, Mumbai, Maharashtra 400076 **450 Mtrs**
- Hiranandani Foundation International School, D-303, Ridge St, C Block, Ridge Rd, C Block, Hiranandani Gardens, MHADA Colony 20, Powai, Mumbai, Maharashtra 400076 **2.3 Km**
- R City Mall, LBS Marg, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **3.2 Km**
- Galleria, Central Ave, Hiranandani Gardens, Panchkutir Ganesh Nagar, Powai, Mumbai, Maharashtra 400076a **1.2 Km**

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SHARMA BELLA VISTA

## LAND & APPROVALS

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

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SHARMA BELLA VISTA

# BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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SHARMA BELLA VISTA

# PROJECT & AMENITIES



Time Line	Size	Typography
1970 Ready to move	440.10 Sqmt	2.5 BHK,3.5 BHK

## Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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SHARMA BELLA VISTA

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
BELLA VISTA	2	13	1	3.5 BHK	13
Bella Vista	2	13	1	2.5 BHK	13
First Habitable Floor					1

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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# FLAT INTERIORS

Configuration	RERA Carpet Range
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3.5 BHK	891 sqft
2.5 BHK	649 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

SHARMA BELLA VISTA

## COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 36475.87	INR 32500000	INR 32500000
2.5 BHK	INR 36209.55	INR 23500000	INR 23500000

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

GST	Stamp Duty	Registration
5%	2%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History

Details of some of the latest transactions can be viewed in Annexure 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	65
Connectivity	83
Infrastructure	78
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	30

<b>Building</b>	53
<b>Layout</b>	46
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>51/100</b>

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SHARMA BELLA VISTA

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