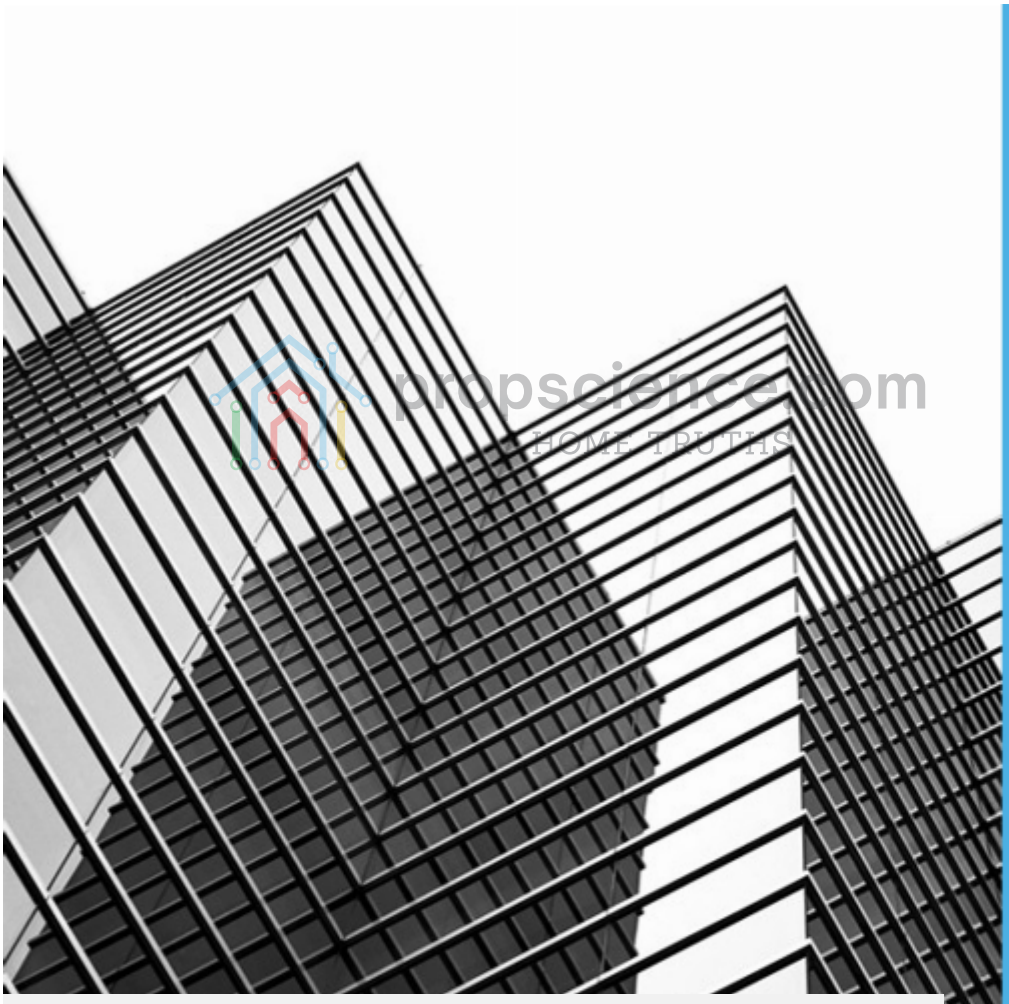
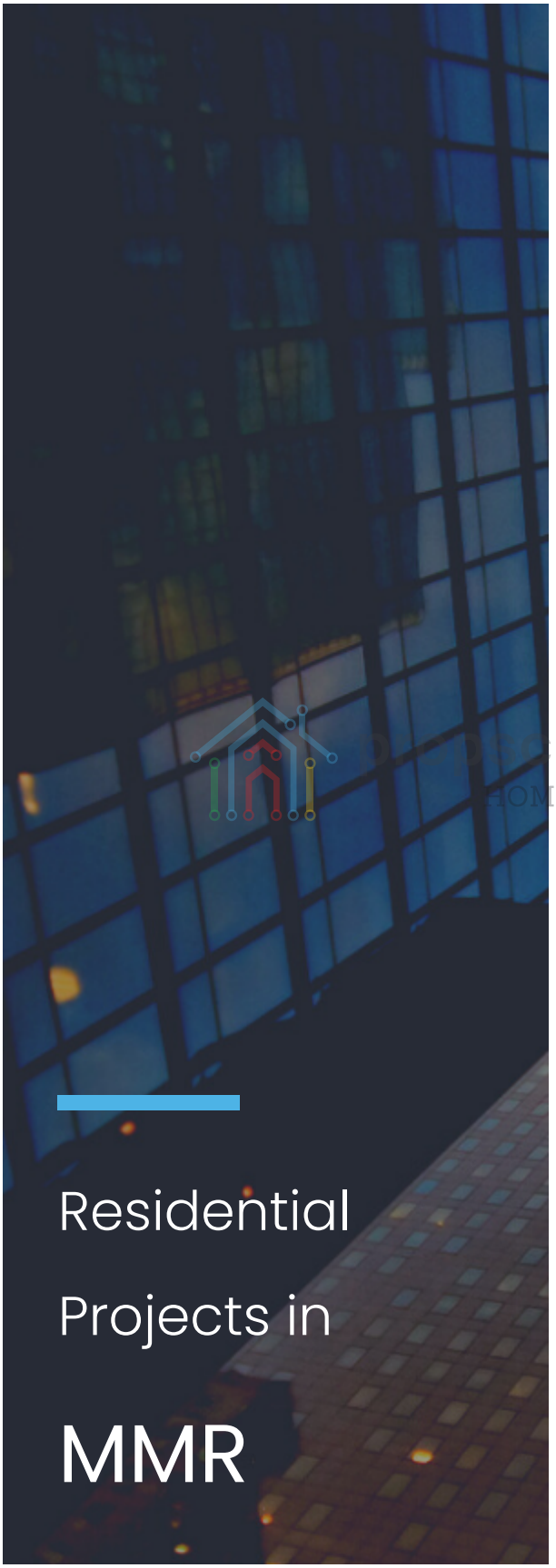
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PROP REPORT



Island City Centre

MahaRERA Number : P51900008726



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 Dadar (East). Dadar is an important commercial and residential hub of Mumbai. Railway stations in Dadar connect to both the Suburban Railway Line and the Indian Railway Line making it a transit point for thousands of commuters daily. It also houses important inter-state bus terminals and railways stations. Dadar is popular for its shopping centres and educational institutes. Five Gardens Park is a popular recreational park in the area. The area is cosmopolitan with a vibrant mix of Hindus, Parsis, and Muslims. The Dadar Parsi Colony is known to have some of the most expansive residential buildings in the city.

Post Office	Police Station	Municipal Ward
Naigaon	Dadar Police Station	Ward G North

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 34 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport **12.90 Km**
- International Airport **12.60 Km**
- Hindmata **700 Mtrs**
- Dadar Railway Station **1.7 Km**
- Eastern Freeway **4.9 Km**
- Wadia Hospital **1.7 Km**
- R A Podar College of Commerce & Economics **2.2 Km**
- ITC Grand Central **2.3 Km**
- Shivraj Supermarket **4.3 Km**

ISLAND CITY CENTRE

LAND & APPROVALS

Legal Title Summary

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As per documents uploaded on the MahaRERA website, the plot upon which the project has been built appears to be freehold, belonging to the promoter of the project.

Encumbrances

Parts of the plot of land upon which the project has been constructed have been mortgaged to IDBI Bank, Bank of Bahrain & Kuwait, South India Bank, IDBI Trusteeship Services Ltd., and Dewan Housing Finance Corporation Limited. There are 84 complaints registered against the project on the MahaRERA website and 26 ongoing litigations. The information was last updated in August 2018.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2019	26	8

BUILDER & CONSULTANTS

Bombay Realty is a part of the two hundred- and eighty-two-year-old Wadia Group that has several successful ventures such as Britannia, Go Air and Bombay Dyeing under their umbrella. Bombay Realty intends to define Mumbai's skyline with two iconic projects: Island City Centre (ICC) in Dadar and the Wadia International Centre (WIC) in Worli. These projects will offer world class residences, serviced apartments, hotels, office spaces, retail spaces and more.

Project Funded By	Architect	Civil Contractor
Bank of Baharain & Kuwait,IDBI Bank,IDBI Trusteeship Services Limited,South India Bank	NA	Larsen & Toubro Limited

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ISLAND CITY CENTRE

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	0.76 Acre	3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Barbeque Pit,Day Care,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars,STP Plant

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ISLAND CITY CENTRE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
1 ICC	12	59	4	3 BHK,4 BHK	236

2 ICC	16	65	6	3 BHK,4 BHK	390

First Habitable Floor	3 rd floor

Services & Safety

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

ISLAND CITY CENTRE

FLAT INTERIORS

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Configuration	RERA Carpet Range
3 BHK	1955 sqft
4 BHK	2488 sqft
3 BHK	1611 sqft
4 BHK	2070 sqft

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

Flooring	Marble Flooring,Wooden Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,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	Split / Box A/C Provision
Technology	Home Automation,WIFI enabled
White Goods	Modular Kitchen,Geyser,Air Conditioners

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ISLAND CITY CENTRE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

3 BHK	INR 31395.95	--	INR 54774000 to 65178000
4 BHK	INR 31500	--	INR 65394000 to 80167500

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	NA	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	2128	57	INR 76042000	INR 35734.02
July 2022	1646	38	INR 55056731	INR 33448.8
June 2022	1993	40	INR 68027203	INR 34133.07
June 2022	1628	13	INR 53794837	INR 33043.51
May 2022	2117	25	INR 74909152	INR 35384.58
May 2022	2005	50	INR 75886019	INR 37848.39
April 2022	1974	24	INR 53700000	INR 27203.65
April 2022	1535	23	INR 52000000	INR 33876.22
March 2022	1810	39	INR 55000128	INR 30386.81
March 2022	1593	8	INR 52135996	INR 32728.18
February 2022	2102	9	INR 64300000	INR 30589.91

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February 2022	2128	52	INR 85719119	INR 40281.54
January 2022	2128	52	INR 78927823	INR 37090.14
December 2021	2552	48	INR 94096806	INR 36871.79
December 2021	2552	50	INR 95930626	INR 37590.37
November 2021	1655	53	INR 61190021	INR 36972.82
November 2021	2117	28	INR 72755176	INR 34367.11
October 2021	1628	15	INR 53278852	INR 32726.57
September 2021	2005	48	INR 74389037	INR 37101.76
August 2021	1982	10	INR 63375215	INR 31975.39

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ISLAND CITY CENTRE

REPORT SUMMARY

Expected Benefits

The project offers spacious 3BHK & 4BHK apartments that are above average in size compared other projects offering the same configurations in the vicinity. The entire project is spread across a large land parcel, interspersed with landscaped gardens providing residents with ample space. Most apartments in the projects have uninterrupted views and a fair amount of privacy. All flats come with state-of-the-art interiors, WIFI enabled and home automation. The project has received its OC certificate and the construction of all common amenities and areas has been completed (as per documents uploaded on the MahaRERA website).

Perceived Shortcomings

There are 84 complaints registered against the project on the MahaRERA website. There are 26 ongoing litigations filled against the project, 25 being civil case and 1 being a criminal case filled in the District Court of Jamshedpur. Several cases have been filled by disgruntled mill workers, there is no clarity (as per documents uploaded on the MahaRERA website) as to whether they have come to an amicable resolution. The approach road to the project is not well maintained. The immediate connectivity and conveniences of the project is poor as there is no popular retail or supermarket chains, restaurants or entertainment centres within a 3km radius of the project.

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ISLAND CITY CENTRE

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	73
Infrastructure	84
Local Environment	80
Land & Approvals	56
Project	88
People	73
Amenities	100
Building	82
Layout	75
Interiors	80
Pricing	40

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Total	**74/100**

ISLAND CITY CENTRE

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