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PROP REPORT



SD Sarova Alpine

MahaRERA Number : P51800000879



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 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

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 **13.7 Km**
- Samta Nagar Bus Stop **300 Mtrs**
- Kandivali Railway Station East **2.5 Km**
- Western Express Highway **1.0 Km**
- Life Line Medicare Hospital **850 Mtrs**
- Thakur College of Science and Commerce **25 Mtrs**
- Growel's 101 Mall **1.6 Km**
- D Mart **450 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2022	1	4

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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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PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 30th June, 2020	7650.93 Sqmt	2 BHK,3 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,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Sauna,Spa,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building No. 2 Wings A	6	63	4	2 BHK,3 BHK	252
Building No. 2 Wings B	6	63	4	2 BHK,3 BHK	252
First Habitable Floor				6th	

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,Auto Rescue Device (ARD)

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	768 sqft

3 BHK	866 – 1048 sqft
2 BHK	768 sqft
3 BHK	866 – 1048 sqft

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

Flooring	Marble 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,Dry Walls,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	INR 19200000	INR 21657600
3 BHK	INR 25000	INR 21650000	INR 24421200 to 29553600

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 800000

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,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	1309	24	INR 31400000	INR 23987.78
May 2022	1309	NA	INR 30000000	INR 22918.26
March 2022	768	NA	INR 21600000	INR 28125
February 2022	1309	43	INR 29500000	INR 22536.29
February 2022	775	6	INR 20000000	INR 25806.45
January 2022	930	2	INR 19700000	INR 21182.8

January 2022	1309	1	INR 26800000	INR 20473.64
January 2022	1309	NA	INR 36000000	INR 27501.91
December 2021	930	NA	INR 19500000	INR 20967.74
November 2021	1068	1	INR 25750000	INR 24110.49
November 2021	866	NA	INR 26405700	INR 30491.57
November 2021	1068	33	INR 25200000	INR 23595.51
October 2021	775	NA	INR 24500000	INR 31612.9
October 2021	930	9	INR 20000000	INR 21505.38
October 2021	1068	28	INR 24250000	INR 22705.99
September 2021	1309	NA	INR 30000000	INR 22918.26

September 2021	1309	2	INR 28800000	INR 22001.53
September 2021	1309	1	INR 26300000	INR 20091.67
August 2021	1068	17	INR 27200000	INR 25468.16
August 2021	1309	2	INR 27200000	INR 20779.22

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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	70
Project	80
People	55
Amenities	78
Building	68
Layout	53
Interiors	63
Pricing	30
Total	67/100

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