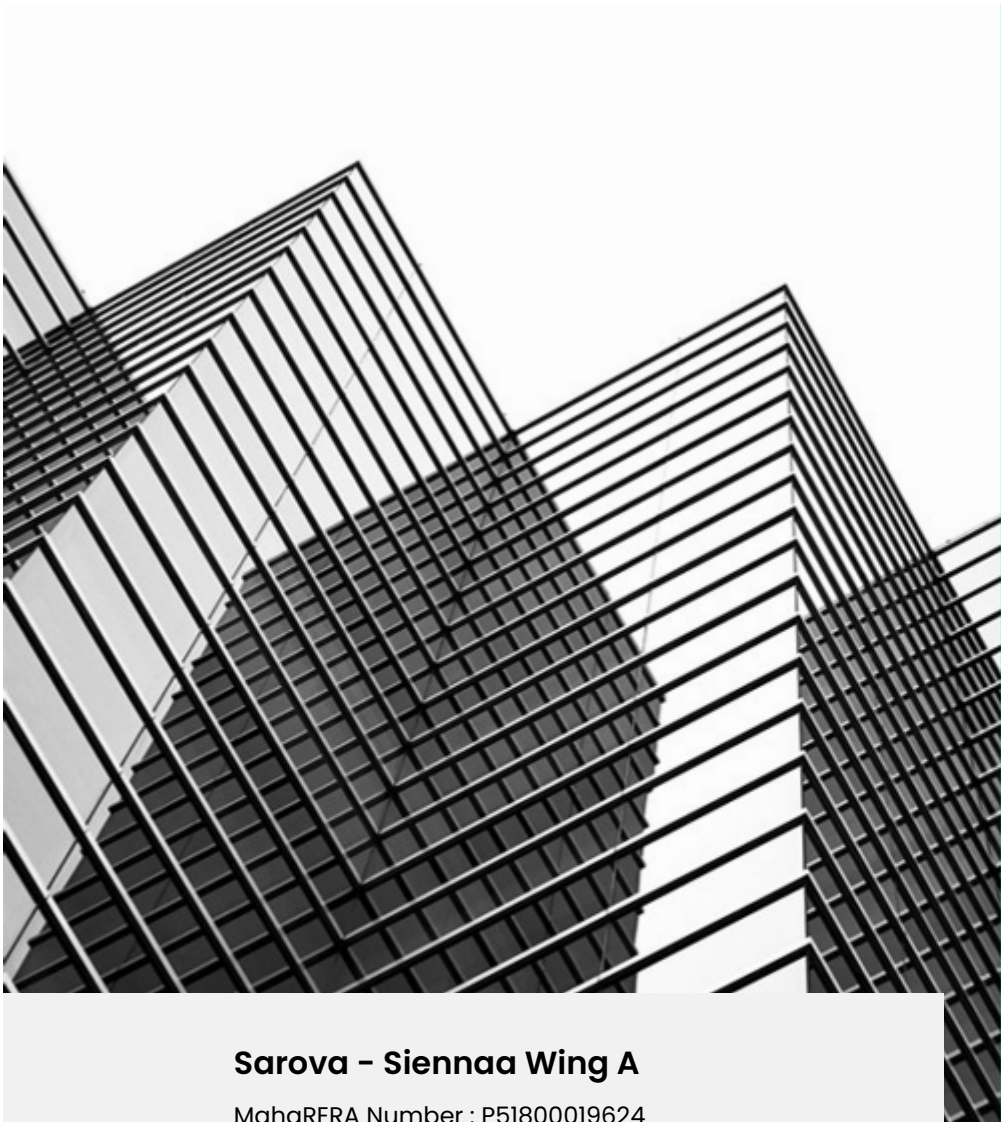


# PROP REPORT



**Sarova – Siennaa Wing A**

MahaRERA Number : P51800019624



# 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 **14.2 Km**
- Sai Baba Mandir Bus Stop **88 Mtrs**
- Kandivali Station East **2.8 Km**
- Western Express Highway **1.0 Km**
- Apex Multispeciality Hospitals **2.9 Km**
- Thakur College **220 Mtrs**
- Thakur Mall **650 Mtrs**
- D Mart **650 Mtrs**

# LAND & APPROVALS

## Legal Title Summary

The project has been constructed on leasehold land. The details of the lessor and the lease period are unclear from the title reports uploaded on the MahaRERA website. The project appears to be part of a redevelopment project that includes MHADA buildings. Therefore, it is likely that the land may belong to MHADA.

## Encumbrances

The documents uploaded on the website claim the title of the land is clear and marketable, without any documented encumbrances.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| September 2022                       | 1                    | 1                          |

# 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. They 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               |

SAROVA – SIENNAA WING  
A

# PROJECT & AMENITIES

| Time Line                        | Size        | Typography  |
|----------------------------------|-------------|-------------|
| Completed on 31st December, 2022 | 303.95 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                                   |                                                                                                                                                                                             |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Basketball Court,Multipurpose Court,Tennis Court,Putting Green,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Mini Theatre,Yoga Room / Zone,Deck Area,Sit-out Area                                                                                                                           |
| <b>Business &amp; Hospitality</b> | Barbeque Pit,Sky Lounge / Bar,Clubhouse,Multipurpose Hall                                                                                                                                   |
| <b>Eco Friendly Features</b>      | Waste Segregation,Green Zone,Landscaped Gardens,Water Storage                                                                                                                               |

SAROVA – SIENNAA WING A

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Siennaa Wing A        | 2               | 23           | 5               | 1 BHK,2 BHK    | 115            |
| First Habitable Floor |                 |              |                 | 6th Floor      |                |

## 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,Stretchers Lift,Goods Lift

|                            |  |
|----------------------------|--|
| SAROVA – SIENNAA WING<br>A |  |
|----------------------------|--|

## FLAT INTERIORS

| Configuration           | RERA Carpet Range                               |
|-------------------------|-------------------------------------------------|
| 1 BHK                   | 391 – 403 sqft                                  |
| 2 BHK                   | 561 – 563 sqft                                  |
| Floor To Ceiling Height | Between 9 and 10 feet                           |
| Views Available         | Road View / No View                             |
| Flooring                | Marble 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,Safety door,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>                     | VRV / VRF System,Split / Box A/C Provision                                                                                                                  |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                                                                           |
| <b>White Goods</b>                      | NA                                                                                                                                                          |

SAROVA – SIENNAA WING  
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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 25000     | INR 9775000     | INR 9775000 to 10075000  |
| 2 BHK         | INR 25000     | INR 14025000    | INR 14025000 to 14075000 |

**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 700000             | INR 0                |

|                            |                                                                                                                |
|----------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                  |
| <b>Payment Plan</b>        | Time Linked Payment                                                                                            |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank,YES Bank |

## Transaction History

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

SAROVA - SIENNAA WING  
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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 86    |
| Local Environment | 80    |
| Land & Approvals  | 56    |
| Project           | 73    |
| People            | 55    |
| Amenities         | 76    |
| Building          | 68    |
| Layout            | 45    |
| Interiors         | 73    |

|                |               |
|----------------|---------------|
| <b>Pricing</b> | 30            |
| <b>Total</b>   | <b>65/100</b> |

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SAROVA – SIENNAA WING

A

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