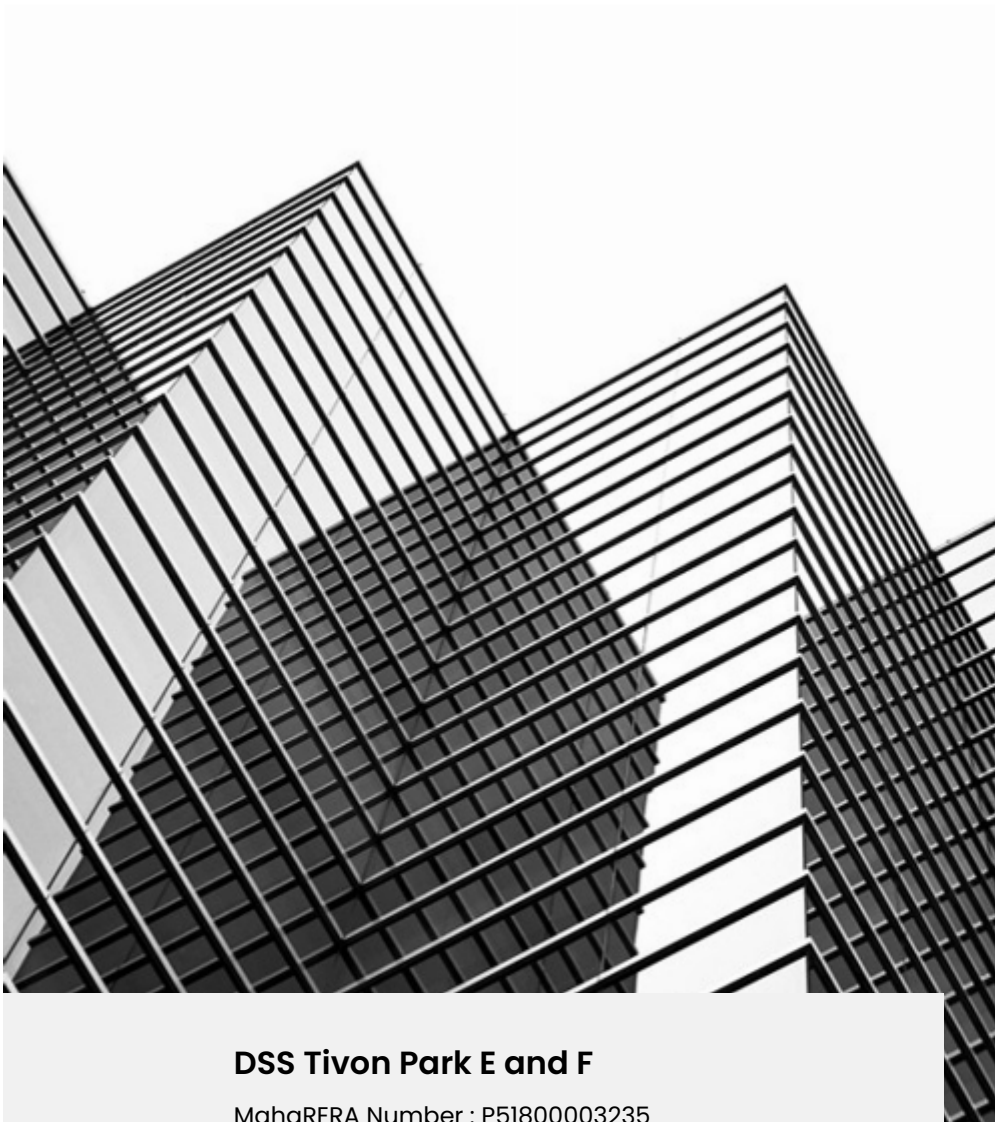


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PROP REPORT



DSS Tivon Park E and F

MahaRERA Number : P51800003235



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

| Post Office | Police Station | Municipal Ward |
|----------------|--------------------------|----------------|
| Ghatkopar West | Ghatkopar Police Station | NA |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 30 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.6 Km**
- Sarvodaya Hospital stop **1.7 Km**
- Ghatkopar Railway station **2.4 Km**
- Andheri-Ghatkopar Link road **7.7 Km**
- Disha Hospital **1.0 Km**
- Ramniranjan Jhunjunwala college **2.3 Km**
- Phoenix Marketcity **2.0 Km**
- D Mart **2.4 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

The companies of the Damji Shamji Shah Group are a certified company ISO 9001: 2015 and have been established as one of the most distinctive real estate developers and trust in the suburbs of Mumbai especially in eastern and central and Thane. We always establish a new point of reference for all our creation, a residential, commercial, or recreational building. The quality, comfort, and splendor in every project show their commitment to customers Over the course of over 59 years in construction and development projects, they understood all customer needs and, therefore, they created an environment that is best suited to them. They introduced innovative concepts in construction to establish new lifestyle standards. They serve the best of planning plans, services, places, etc., which will spend a long way to guarantee a better environment to live or work in. Damji Shamji Shamji Group helps you create memories by doing the classrooms and offices of the world-class class. A place you need generations. I am a group that is still efficient and meticulous in its focus.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

DSS TIVON PARK E AND F

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|--------|------------|
| Completed on 30th June, 2023 | 3 Acre | 2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Steam Room,Sauna |
| Business & Hospitality | Banquet Hall,Clubhouse |
| Eco Friendly Features | Green Zone,Rain Water Harvesting,Charging Ports – Electrical Cars,STP Plant |

DSS TIVON PARK E AND F

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Tivon Park Wing E | 2 | 10 | | 2 BHK | 0 |
| Tivon Park Wing F | 2 | 10 | | 2 BHK | 0 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

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

DSS TIVON PARK E AND F

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 2730.69 sqft |
| 2 BHK | 2730.69 sqft |

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

| | |
|------------------------------|--|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors |
| HVAC Service | NA |
| Technology | WIFI enabled,Optic Fiber Cable |
| White Goods | Modular Kitchen,Water Purifier |

DSS TIVON PARK E AND F

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | -- | -- | INR 12500000 |

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

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

| | |
|---------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | ICICI 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 | 854 | 7 | INR 11971000 | INR 14017.56 |
| June 2022 | 932 | NA | INR 13000000 | INR 13948.5 |
| June 2022 | 932 | NA | INR 11182500 | INR 11998.39 |
| May 2022 | 738 | NA | INR 11000000 | INR 14905.15 |
| May 2022 | 932 | 3 | INR 15200000 | INR 16309.01 |
| April 2022 | 932 | NA | INR 14947368 | INR 16037.95 |
| April 2022 | 687 | NA | INR 11100000 | INR 16157.21 |
| March 2022 | 687 | NA | INR 11615796 | INR 16908 |
| March 2022 | 687 | NA | INR 8500000 | INR 12372.63 |
| February 2022 | 932 | 6 | INR 13335000 | INR 14307.94 |
| February 2022 | 715 | 5 | INR 10302600 | INR 14409.23 |

| | | | | |
|---------------------------|-----|---|--------------|--------------|
| January 2022 | 715 | 5 | INR 11666200 | INR 16316.36 |
| January 2022 | 687 | 1 | INR 8800000 | INR 12809.32 |
| January 2022 | 715 | 7 | INR 12076197 | INR 16889.79 |
| December 2021 | 738 | 1 | INR 11113185 | INR 15058.52 |
| October 2021 | 854 | 1 | INR 13118776 | INR 15361.56 |
| October 2021 | 687 | 7 | INR 11109000 | INR 16170.31 |
| September 2021 | 687 | 1 | INR 7500000 | INR 10917.03 |
| September 2021 | 687 | 3 | INR 8843520 | INR 12872.66 |
| August 2021 | 687 | 6 | INR 8000000 | INR 11644.83 |

DSS TIVON PARK E AND F

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 | 92 |
| Local Environment | 80 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 56 |
| Amenities | 62 |

| | |
|------------------|---------------|
| Building | 69 |
| Layout | 53 |
| Interiors | 70 |
| Pricing | 30 |
| Total | 63/100 |

DSS TIVON PARK E AND F

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