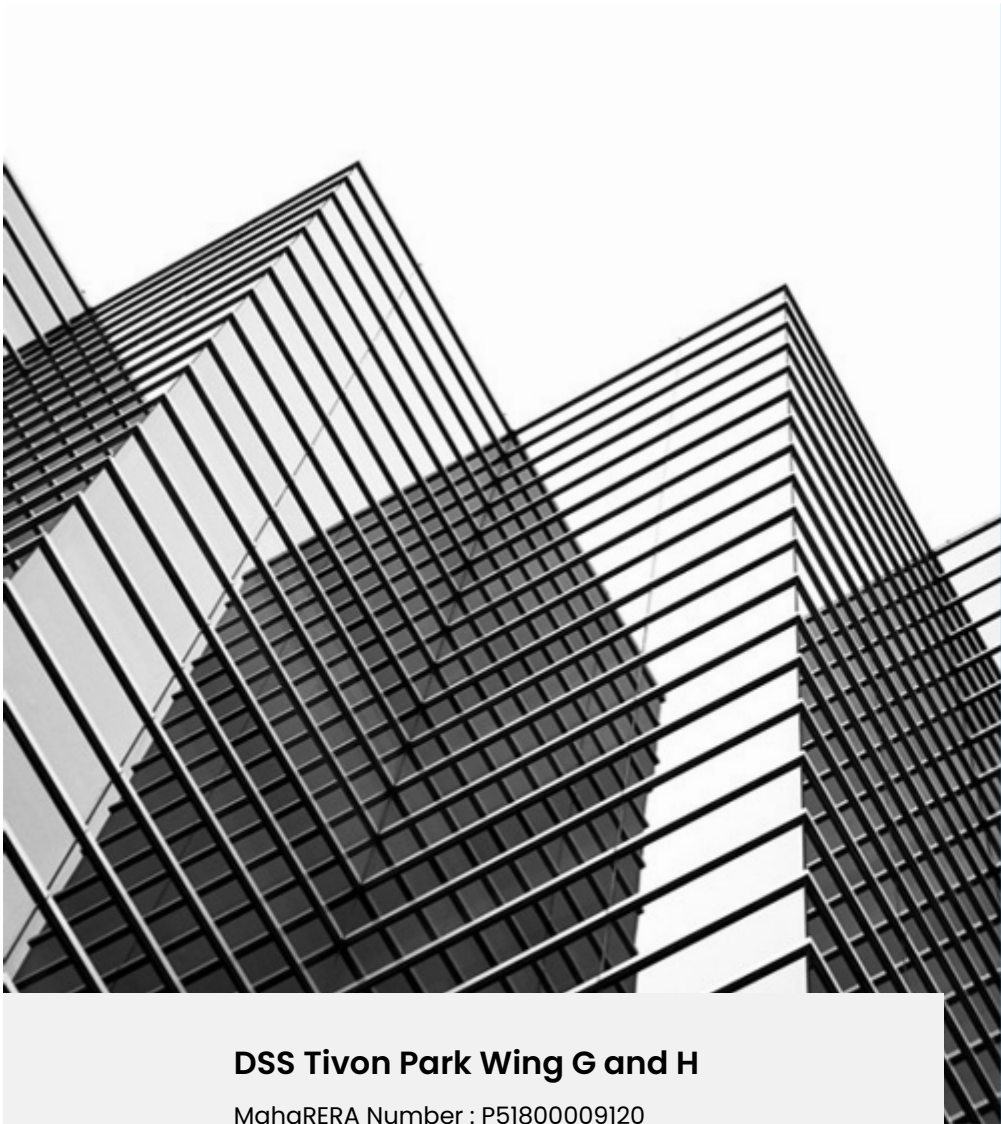


propscience.com

# PROP REPORT



**DSS Tivon Park Wing G and H**

MahaRERA Number : P51800009120



# 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 (East). 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 East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

## 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

- Domestic Airport Terminal 1-B **8.1 Km**
- International Airport **8.2 Km**
- Chirag Nagar **600 Mtrs**
- Jagruti Nagar Metro Station **650 Mtrs**
- Eastern Express Highway **4.3 Km**
- Sapna Health Care Pvt Ltd **2.1 Km**
- Aruna Manherlal Shah institute of Management & Research **1.2 Km**
- R City Mall **3.2 Km**
- Phoenix Market City **1.8 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

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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
HDFC Bank	NA	NA

DSS TIVON PARK WING G  
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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	0.29 Acre	2 BHK

## Project Amenities

Sports	Basketball Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Sauna,Temple
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tivon Park Wing G	2	10		1 BHK	0
Tivon Park Wing H	2	10		1 BHK	0
Tivon park Wing G	2	10		2 BHK	0
Tivon Park Wing H	2	10		2 BHK	0
Tivon Park Wing G	2	10		3 BHK	0
Tivon park Wing H	2	10		3 BHK	0
First Habitable Floor				1st floor	

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	2110 sqft
1 BHK	2110 sqft
2 BHK	2131.25 sqft
2 BHK	2131.25 sqft
3 BHK	2702 sqft
3 BHK	2702 sqft

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

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Luster Finish Paint
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Geyser,Water Purifier

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8640000
2 BHK	--	--	INR 12500000



3 BHK	--	--	INR 17000000
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**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	HDFC 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.
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

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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	73
Infrastructure	84
Local Environment	80
Land & Approvals	50
Project	69
People	65
Amenities	56
Building	67
Layout	70

<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>62/100</b>

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