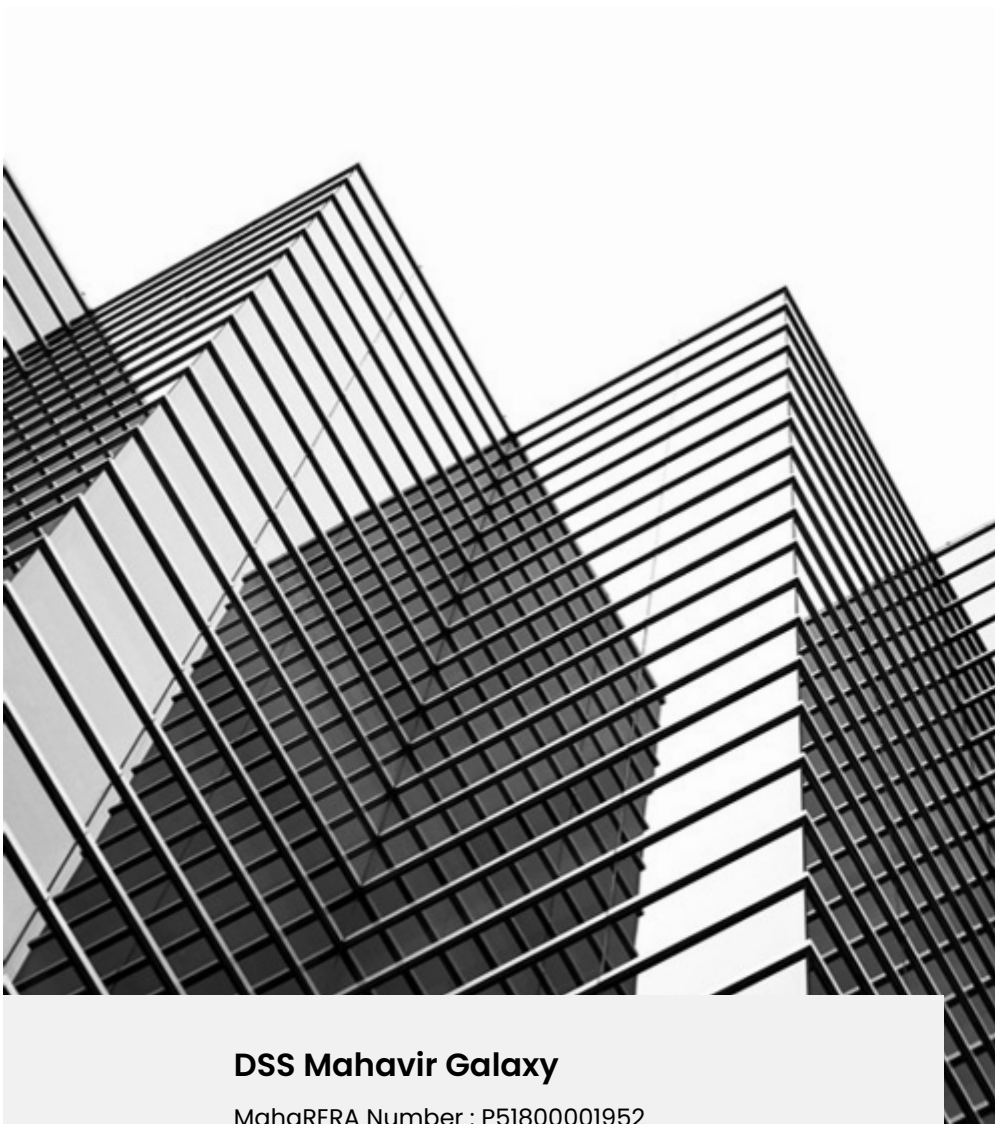


propscience.com

PROP REPORT



DSS Mahavir Galaxy

MahaRERA Number : P51800001952



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund Dd Road	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 117 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.6 Km**
- Pashvenath Nagar, **750 Mtrs**
- Mulund railway Station **750 Mtrs**
- Mumbai -agra national highway **3 Km**
- Upasani Super Speciality Hospital **2 Km**
- NES International School **3.1 Km**
- R Mall **2.5 Km**
- Ratna Supermarket **1 Km**

LAND & APPROVALS

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

DSS MAHAVIR GALAXY

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
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NA

NA

NA

DSS MAHAVIR GALAXY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	2 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	12	4	1 BHK,2 BHK,3 BHK	48
B Wing	2	12	4	1 BHK,2 BHK,3 BHK	48
C Wing	2	12	4	1 BHK,2 BHK,3 BHK	48
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **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	526 sqft
2 BHK	692 sqft
3 BHK	920 sqft
1 BHK	526 sqft
2 BHK	692 sqft
3 BHK	920 sqft
1 BHK	526 sqft
2 BHK	692 sqft
3 BHK	920 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 13500000
2 BHK	--	--	INR 17500000
3 BHK	--	--	INR 23000000

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

GST	Stamp Duty	Registration
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5%	0%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI 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.
May 2022	920	NA	INR 14257143	INR 15496.89

October 2021	920	6	INR 18666425	INR 20289.59
September 2021	768	11	INR 15167031	INR 19748.74
September 2021	692	10	INR 14341105	INR 20724.14
March 2021	920	10	INR 14660000	INR 15934.78

DSS MAHAVIR GALAXY

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	78
Local Environment	70
Land & Approvals	50
Project	64
People	56
Amenities	42
Building	53
Layout	68
Interiors	53
Pricing	40
Total	59/100

DSS MAHAVIR GALAXY

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