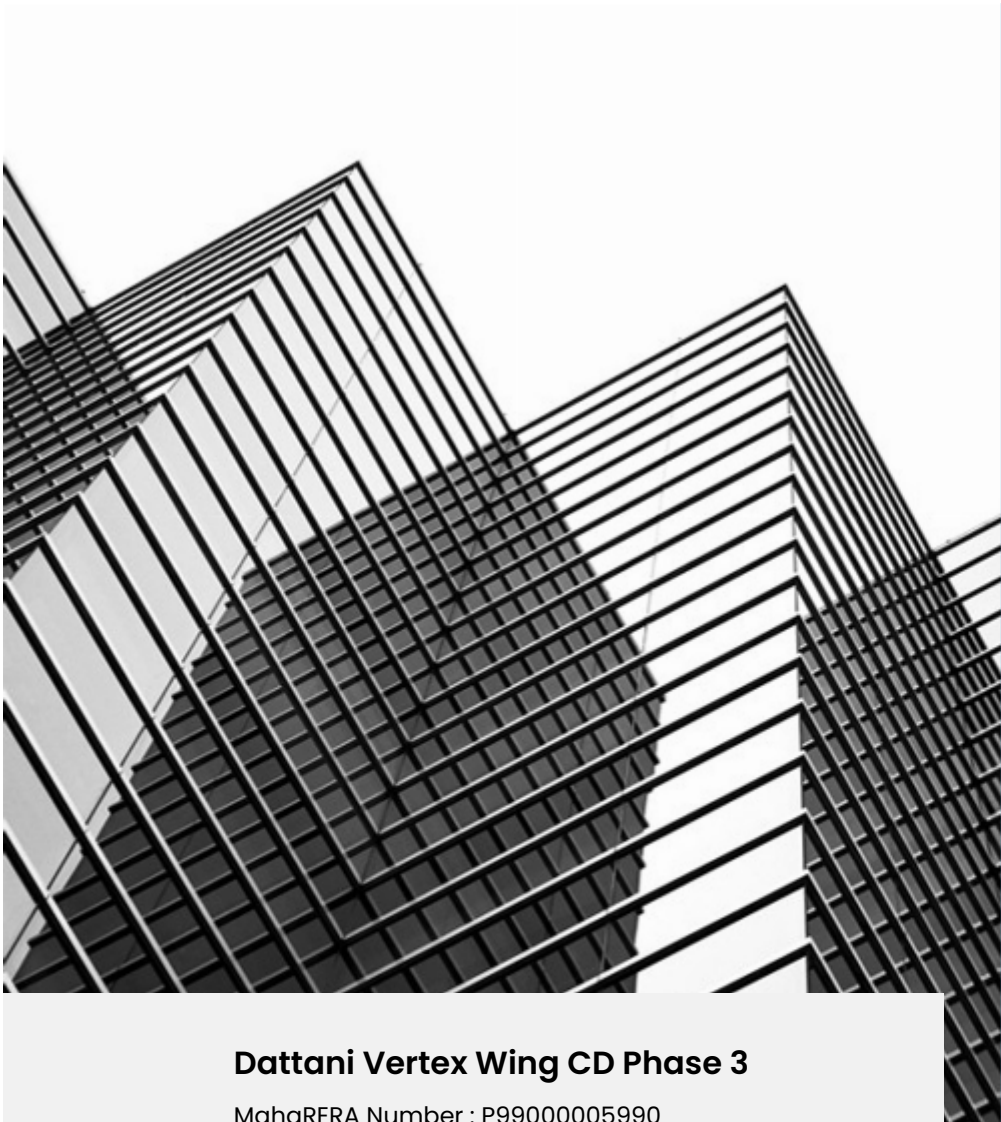


PROP REPORT



Dattani Vertex Wing CD Phase 3

MahaRERA Number : P99000005990



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

Post Office	Police Station	Municipal Ward
Vasai Road E	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49.7 Km**
- D mart Bus Station **800 Mtrs**
- Vasai Railway Station **3.2 Km**
- WNH 48 **12 Km**
- Janseva Hospital **190 Mtrs**
- Poddar International School **200 Mtrs**
- Dattani Sqare Shopping Mall **200 Mtrs**
- Big Bazaar & Brand Factory **220 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	NA	1

DATTANI VERTEX WING CD
PHASE 3

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

DATTANI VERTEX WING CD
PHASE 3

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th December, 2023	8187.28 Sqmt	1 BHK
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Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

DATTANI VERTEX WING CD PHASE 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	8	4	1 BHK	32
Wing D	2	8	4	1 BHK	32

First Habitable Floor	1st
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Services & Safety

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

DATTANI VERTEX WING CD PHASE 3	
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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	424 sqft
1 BHK	424 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
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,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

DATTANI VERTEX WING CD
PHASE 3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5100000

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 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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

DATTANI VERTEX WING CD
PHASE 3

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	55
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	76
People	46
Amenities	48
Building	65
Layout	45
Interiors	73
Pricing	40
Total	61/100

Disclaimer

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