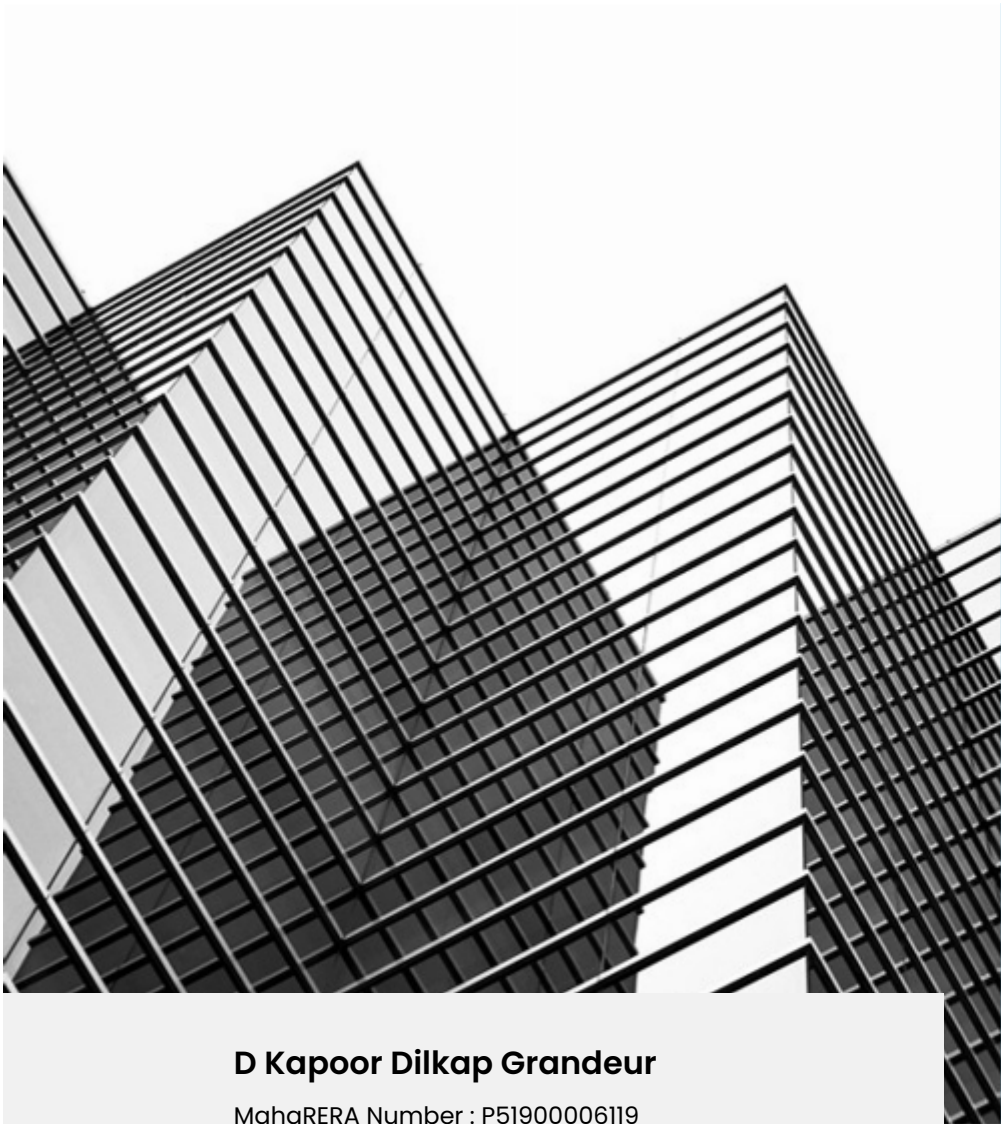


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PROP REPORT



D Kapoor Dilkap Grandeur

MahaRERA Number : P51900006119



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.

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LOCATION

The project is in Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Sakinaka	Sakinaka Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.3 Km**
- Ram Ashram, Rambaug, Chandivali, Powai, Mumbai, Maharashtra 400076 **95 Mtrs**
- Sakinaka Metro Station, Andheri - Ghatkopar Rd, Bandi Bazaar, Nair Wadi, Asalpha, Mumbai, Maharashtra 400072 **4.8 Km**
- JVLR **Km**
- Dr. L.H.Hiranandani Hospital Powai, Dr. LH Hiranandani Hospital 3rd Floor, HBOT Department, Powai, Mumbai, Maharashtra 400076 **2.5 Km**
- S. M. Shetty High School, Powai, A-1002 Next to, Hiranandani Gardens, MHADA Colony 20, Powai, Mumbai, Maharashtra 400076 **1.3 Km**
- JVLR **95 Mtrs**
- R City Mall, LBS Marg, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.0 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	3

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
1970 Ready to move	10137.20 Sqmt	3 BHK,4 BHK,6 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym
Leisure	NA
Business & Hospitality	NA
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	16	1	4 BHK	16
B Wing	2	16	2	3 BHK,6 BHK	32
First Habitable Floor					2

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	2305 sqft
3 BHK	1252 sqft
6 BHK	2504 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 29952.08	INR 37500000	INR 37500000
4 BHK	INR 21000	INR 48405000	INR 48405000
6 BHK	INR 30950.48	INR 77500000	INR 77500000

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

GST	Stamp Duty	Registration
2%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 1000000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

**Bank
Approved
Loans**

Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

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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	65
Connectivity	48
Infrastructure	92

Local Environment	63
Land & Approvals	50
Project	58
People	56
Amenities	44
Building	63
Layout	58
Interiors	63
Pricing	30
Total	57/100

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