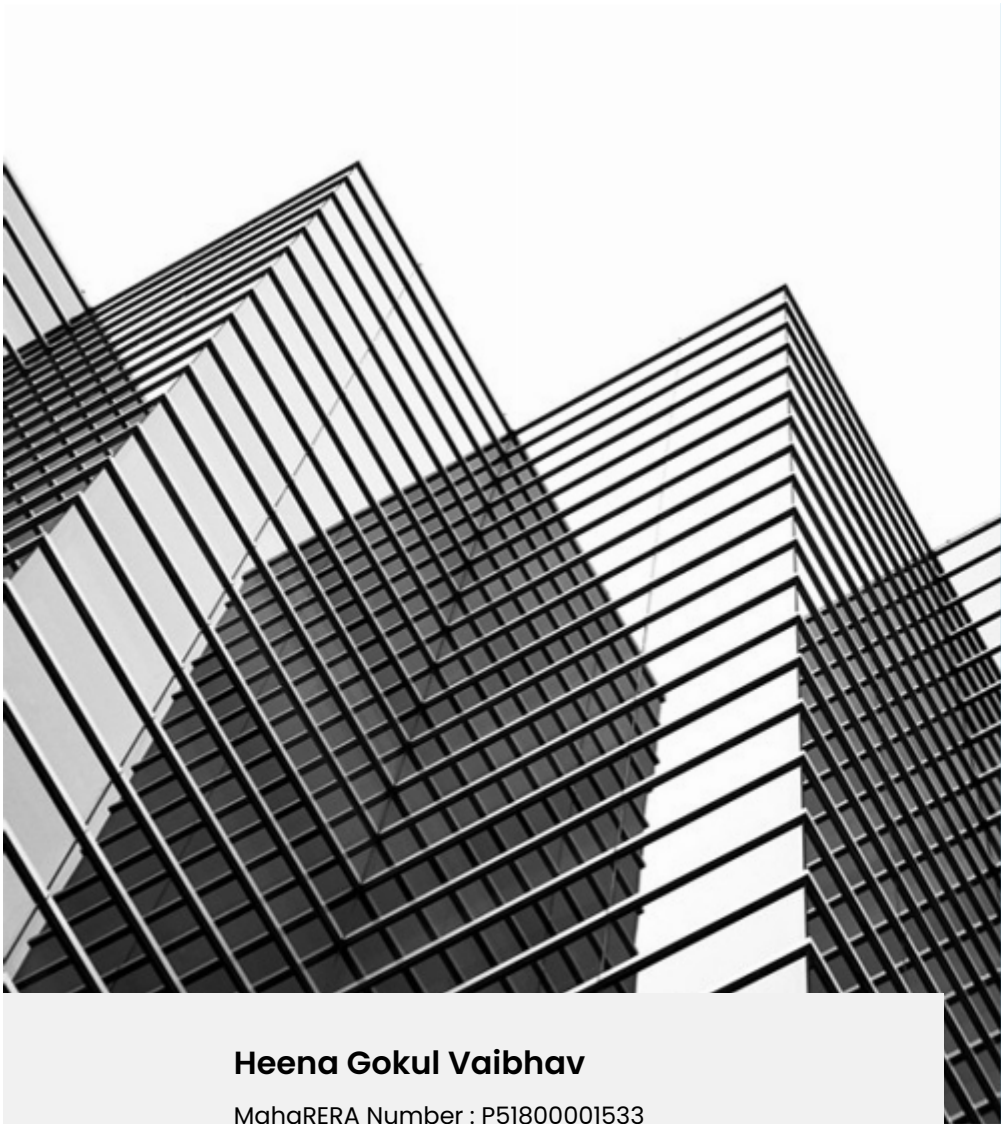


propscience.com

# PROP REPORT



**Heena Gokul Vaibhav**

MahaRERA Number : P51800001533



# 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 Dahisar (East). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujarati and Marathi. Some of the most notable projects in the area include MICL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Mumbai International Airport **20.3 Km**
- Biorivali Bus Depot **2.5 Km**
- Dahisar Railway Station **700 Mtrs**
- Western Express Highway **1.2 Km**
- Sanjivani Hospital **500 Mtrs**
- Rustomjee Business School **2.8 Km**
- Thakur Mall **2.5 Km**
- D Mart **2.2 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th September, 2020

1603.20 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Restaurant / Cafe,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gokul Vaibhav	2	10	8	1 BHK,2 BHK,3 BHK	80
First Habitable Floor				1st	

### Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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### FLAT INTERIORS

Configuration	RERA Carpet Range	
1 BHK	346 - 558 sqft	
2 BHK	545 - 711 sqft	
3 BHK	844 - 893 sqft	
Floor To Ceiling Height		NA
Views Available		NA
Flooring	Vitrified Tiles,Anti Skid Tiles	
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform	

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7612000 to 12276000
2 BHK	--	--	INR 11990000 to 15642000
3 BHK	--	--	INR 18568000 to 19646000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,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	83
Infrastructure	86
Local Environment	30
Land & Approvals	44
Project	64
People	39
Amenities	48
Building	53
Layout	40
Interiors	53

<b>Pricing</b>	30
<b>Total</b>	<b>53/100</b>

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