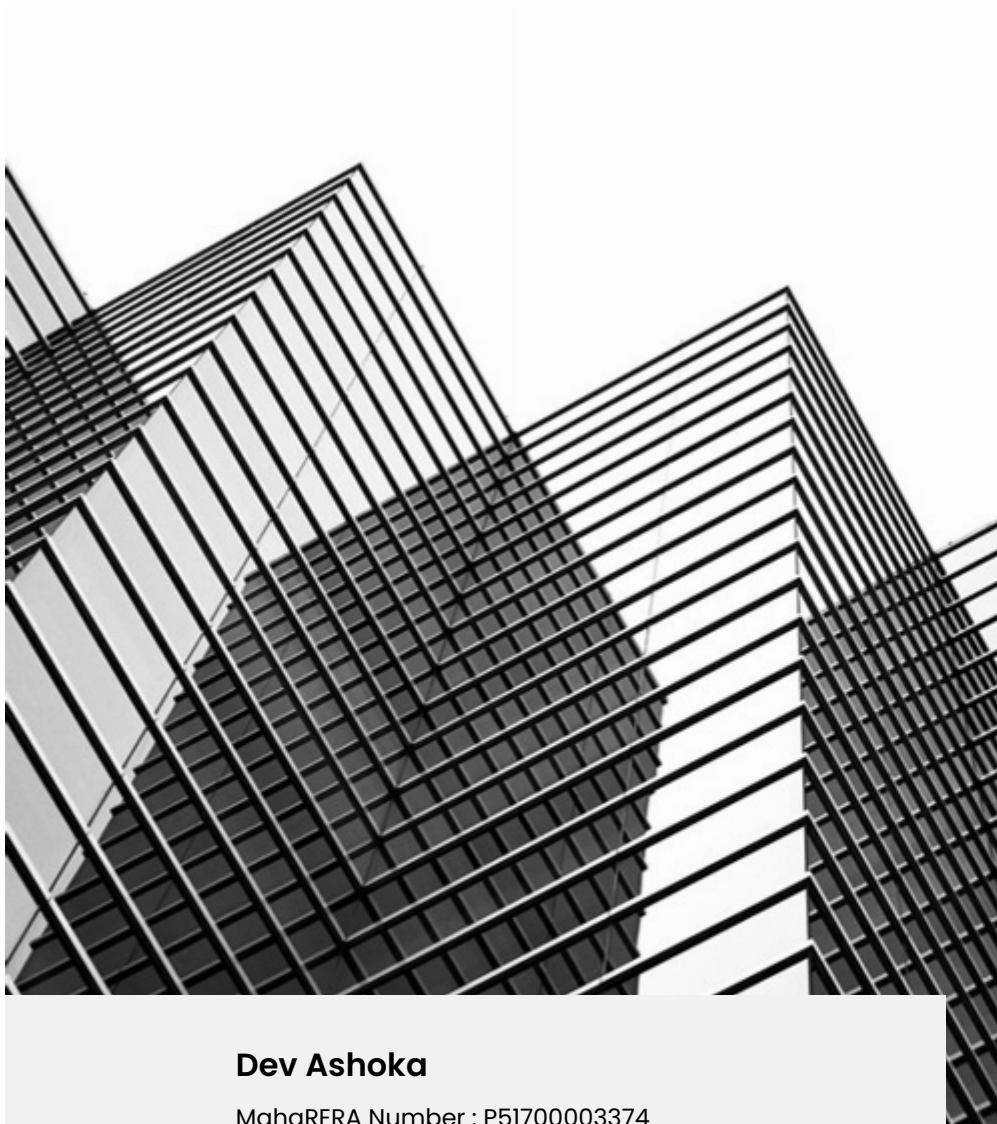


propscience.com

# PROP REPORT



**Dev Ashoka**

MahaRERA Number : P51700003374



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams at all hours. The air pollution levels are 92 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **20.6 Km**
- Nitin Company Bata Showroom **400 Mtrs**
- Kapurbawdi Metro Station **3.2 Km**
- Thane Railway Station **3.2 Km**
- Eastern Express Highway **400 Mtrs**
- Jupiter Hospital **2.1 Km**
- C.P. Goenka International School **3.3 Km**
- Viviana Mall **1.9 Km**
- D Mart, Pokhran Rd **1.4 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

DLH was established and led under the able & inspiring leadership of its Chairman Mr. Vijay Thakkar, who has been long engaged in the business of real estate and construction. The group has constructed various residential, commercial complexes, retail spaces in upmarket western suburbs of Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2020	10909.78 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Library / Reading Room,Pet Friendly
<b>Business &amp; Hospitality</b>	Banquet Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	3	21	6	2 BHK,3 BHK	126
Tower 2	3	21	6	2 BHK,3 BHK	126

First Habitable Floor

3rd`

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift,Auto Rescue Device (ARD)

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	627 sqft
3 BHK	794 sqft
2 BHK	627 sqft
3 BHK	794 sqft

Floor To Ceiling Height

Between 9 and 10 feet

**Views Available**

Water Body / City Skyline

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
2 BHK	INR 17862.84	--	INR 11200000
3 BHK	INR 20151.13	--	INR 16000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 125000	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,SBI 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	73
<b>Infrastructure</b>	92
<b>Local Environment</b>	63
<b>Land &amp; Approvals</b>	50
<b>Project</b>	88
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	82
<b>Layout</b>	66
<b>Interiors</b>	73

<b>Pricing</b>	40
<b>Total</b>	<b>65/100</b>

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