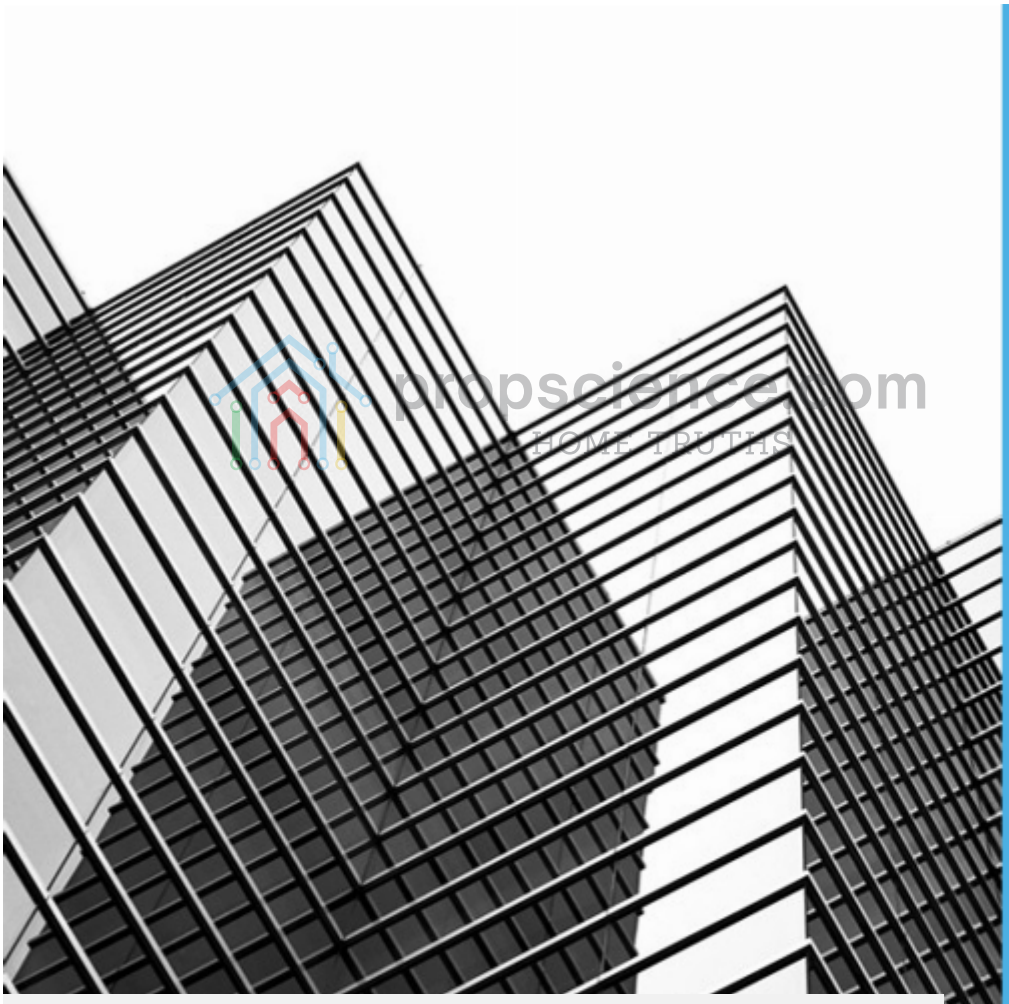
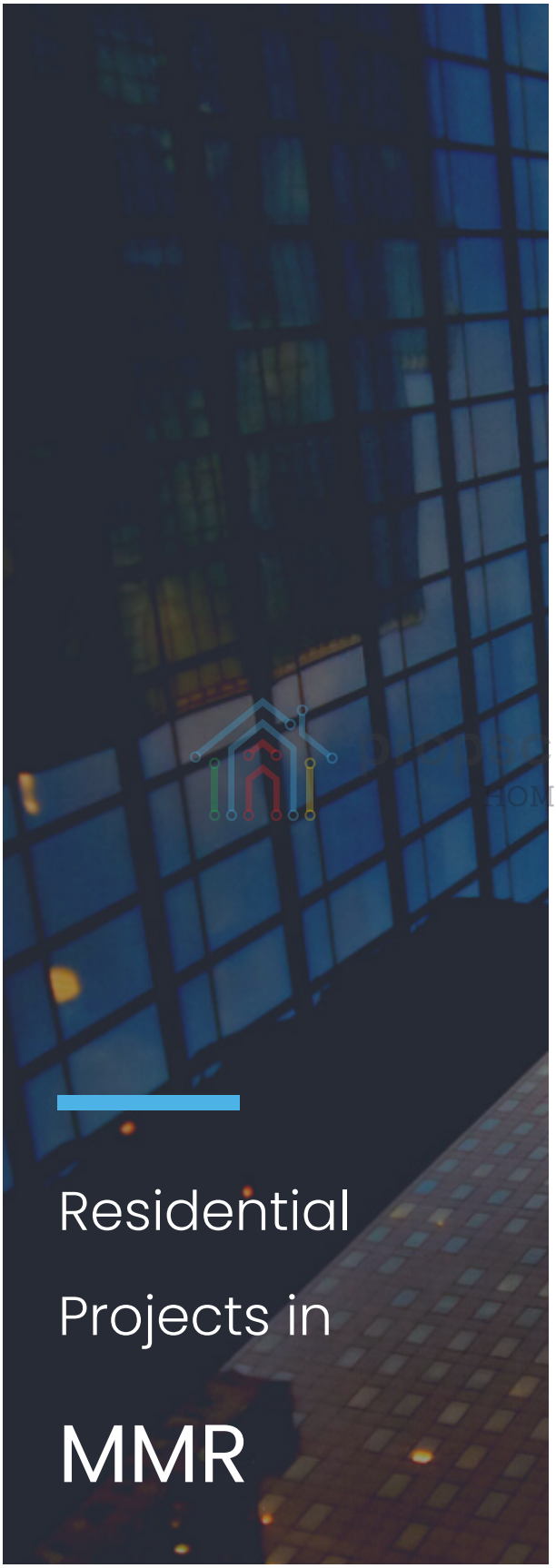
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PROP REPORT



Sheetal Sejal

MahaRERA Number : P51800009516



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 Nalasopara West. Nallasopara is a well known locality and well connected with the other parts of the city. It is connected by trains, buses and public transports. Transport facility is also good in this locality. Schools, banks, ATMs and hospitals are available nearby the locality.

Post Office	Police Station	Municipal Ward
Sopara	NA	NA

Neighborhood & Surroundings

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The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 500 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Mumbai International Airport **53.2 Km**
- Nalasopara Bus Depot **2.6 Km**
- Nalasopara Railway Station **2.1 Km**
- NH 48 **12.7 Km**
- Ayush Hospital **400 Mtrs**
- Rahul International School **900 Mtrs**
- Fun Fiesta Multiplex **1.0 Km**
- D Mart **4.5 Km**

LAND & APPROVALS

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

SHEETAL SEJAL

BUILDER & CONSULTANTS

DGS Group incorporated in 2008 was founded by Shri Dudhnath Girdhari Shukla. DGS Group holds a track record of developing 25 lacs sqft. With the primary focus on building quality housing within budget, they have 17 Lacs sqft of ongoing development and 40 Lacs sqft of upcoming development. Their head office is located in Goregaon east, Mumbai. DGS Group is the trusted name for redevelopment projects as it carries a rich inheritance of over 11 years and now one of the leading real estate companies in Mumbai.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHEETAL SEJAL

PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	3100 Sqmt	1 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	NA

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SHEETAL SEJAL

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sheetal Sejal Wing A	2	16	7	1 BHK	112

Sheetal Sejal Wing B	2	16	7	1 BHK	112

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Fire Hose,Fire cylinders
- **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	400 sqft
1 BHK	400 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,Safety door,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3100000

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

GST	Stamp Duty	Registration
1%	7%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,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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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	301	NA	INR 2500000	INR 8305.65
February 2022	291	NA	INR 1606500	INR 5520.62

January 2022	291	NA	INR 2261000	INR 7769.76
January 2022	301	NA	INR 1945000	INR 6461.79
July 2021	301	9	INR 2130000	INR 7076.41
June 2021	311	9	INR 1680000	INR 5401.93
May 2021	311	6	INR 2076000	INR 6675.24
April 2021	305	6	INR 1993250	INR 6535.25
March 2021	321	5	INR 1785000	INR 5560.75
March 2021	291	14	INR 1785000	INR 6134.02
March 2021	301	4	INR 2170000	INR 7209.3
February 2021	305	9	INR 1704000	INR 5586.89
February 2021	301	9	INR 2000000	INR 6644.52
January 2021	301	15	INR 1800000	INR 5980.07

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January 2021	321	10	INR 1933750	INR 6024.14

SHEETAL SEJAL

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.

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Category	Score
Place	45
Connectivity	65
Infrastructure	78
Local Environment	83
Land & Approvals	44
Project	76

People	46
Amenities	36
Building	63
Layout	45
Interiors	55
Pricing	30
Total	**56/100**

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