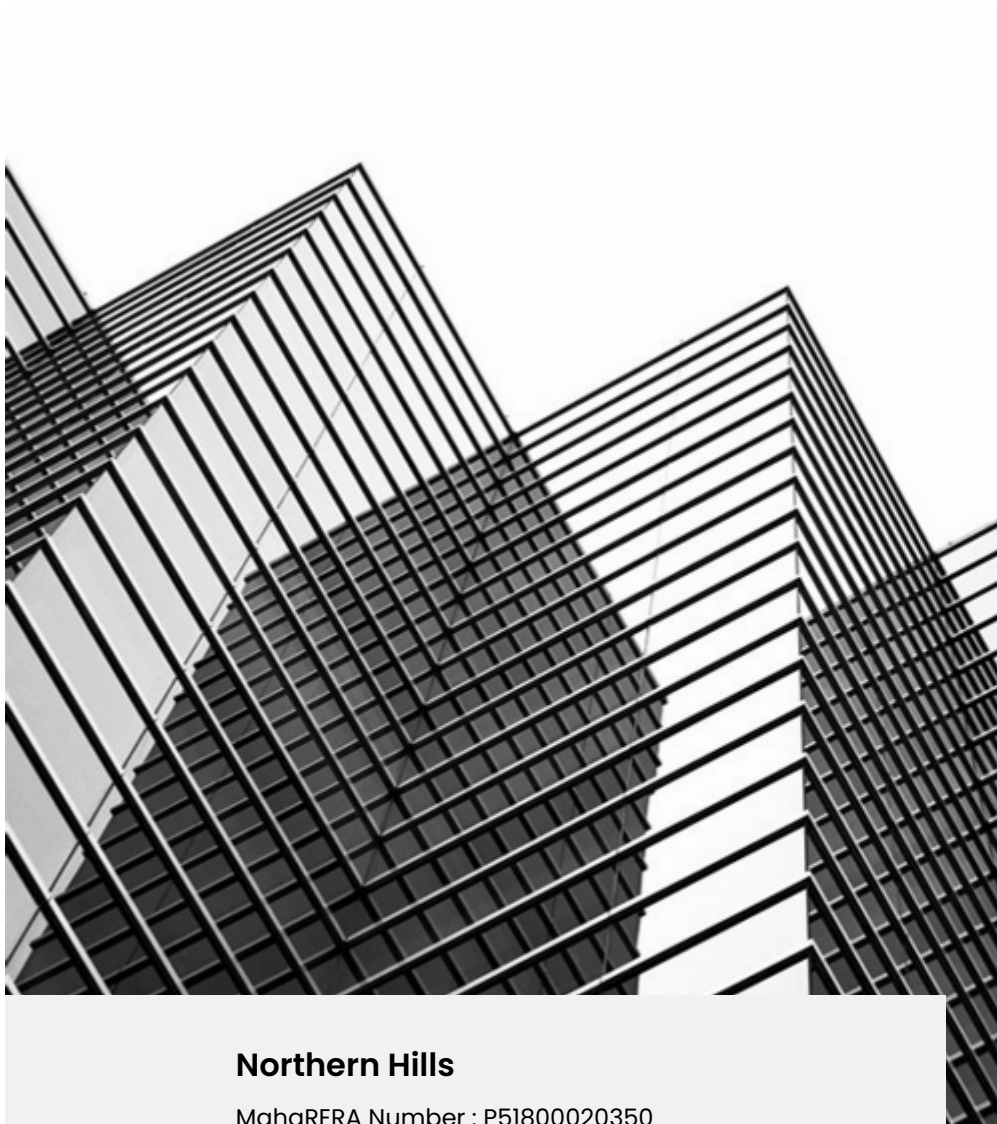


propscience.com

# PROP REPORT



**Northern Hills**

MahaRERA Number : P51800020350



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 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, Gujrati and Marathi. Some of the most notable projects in the area include MICTL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Dahisar     | NA             | Ward R North   |

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Mumbai International Airport **20.1 Km**
- Borivali Bus Depot **3.2 Km**
- Dahisar Railway Station **3.4 Km**
- Western Express Highway **1.0 Km**
- Sanjivani Hospital **2.0 Km**
- Rustomjee Business School **4.4 Km**
- Thakur Mall **3.2 Km**
- D Mart **4.3 Km**

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NORTHERN HILLS

## 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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NORTHERN HILLS

## BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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NORTHERN HILLS

## PROJECT & AMENITIES

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| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th June, 2026

5245.92 Sqmt

2 BHK,3 BHK

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Temple,Deck Area |
| <b>Business &amp; Hospitality</b> | ATM / Bank Attached,Sky Lounge / Bar,Restaurant / Cafe                          |
| <b>Eco Friendly Features</b>      | Water Storage   |

NORTHERN HILLS

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Northern Hills        | 5               | 65           | 8               | 2 BHK,3 BHK    | 520            |
| First Habitable Floor |                 |              |                 | 1st            |                |

## Services & Safety

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

NORTHERN HILLS

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 623 - 696 sqft    |
| 3 BHK         | 1026 sqft         |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |   |
|------------------------------|---|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles                   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings |

|                     |  |
|---------------------|--|
| <b>Finishing</b>    | Laminated flush doors, Double glazed glass windows |
| <b>HVAC Service</b> | NA   |
| <b>Technology</b>   | NA   |
| <b>White Goods</b>  | Modular Kitchen                                    |

NORTHERN HILLS

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 12300000 to 13500000 |
| 3 BHK         | --            | --              | INR 19700000             |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 4%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |

|    |       |       |
|----|-------|-------|
| 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.

NORTHERN HILLS

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>                | 65            |
| <b>Connectivity</b>         | 63            |
| <b>Infrastructure</b>       | 62            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 71            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 62            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 41            |
| <b>Interiors</b>            | 53            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>51/100</b> |

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