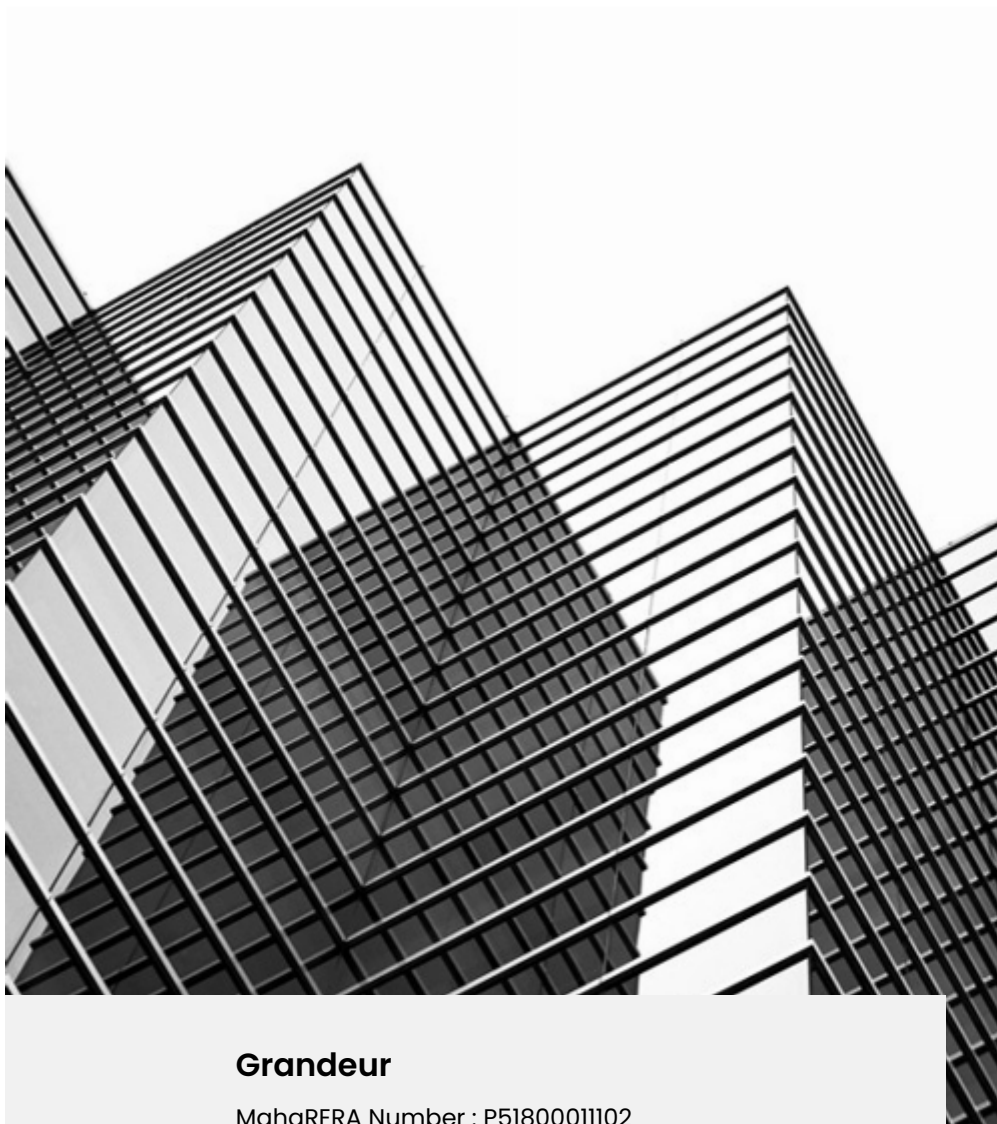


propscience.com

# PROP REPORT



**Grandeur**

MahaRERA Number : P51800011102



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 MCL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
Dahisar	Dahisar Police Station	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 55 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **19.9 Km**
- Dahisar Bus Depot **650 Mtrs**
- Dahisar Railway Station **950 Mtrs**
- Western Express Highway **3.7 Km**
- Ashok One Hospital **1.6 Km**
- S E International School **3.4 Km**
- Thakur Mall **2.1 Km**
- D Mart **2.5 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
HDFC Bank	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 29th December, 2022

6842.60 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Kids Pool
<b>Leisure</b>	Yoga Room / Zone
<b>Business &amp; Hospitality</b>	ATM / Bank Attached
<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
Grandeur	3	32	6	1 BHK,2 BHK,3 BHK	192

First Habitable Floor

3rd

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : There are hawkers present near the project
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	516 – 520 sqft
2 BHK	775 – 956 sqft
3 BHK	1149 – 1154 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
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<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,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9546000 to 9602000
2 BHK	--	--	INR 14300000 to 17700000
3 BHK	--	--	INR 21300000

**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 700000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,PNB Housing Finance Ltd,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>	65
<b>Connectivity</b>	73
<b>Infrastructure</b>	78
<b>Local Environment</b>	55
<b>Land &amp; Approvals</b>	44
<b>Project</b>	75
<b>People</b>	48
<b>Amenities</b>	44
<b>Building</b>	69
<b>Layout</b>	61
<b>Interiors</b>	63

<b>Pricing</b>	30
<b>Total</b>	<b>59/100</b>

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