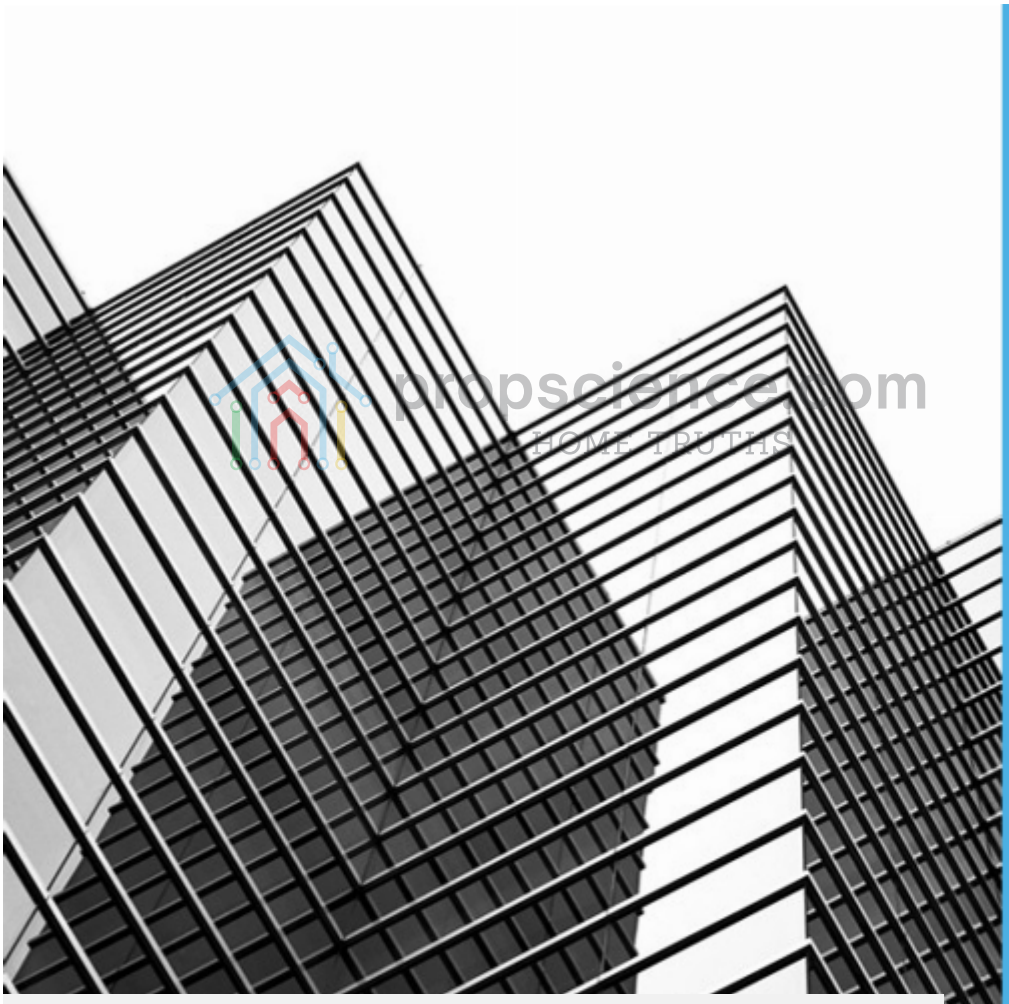
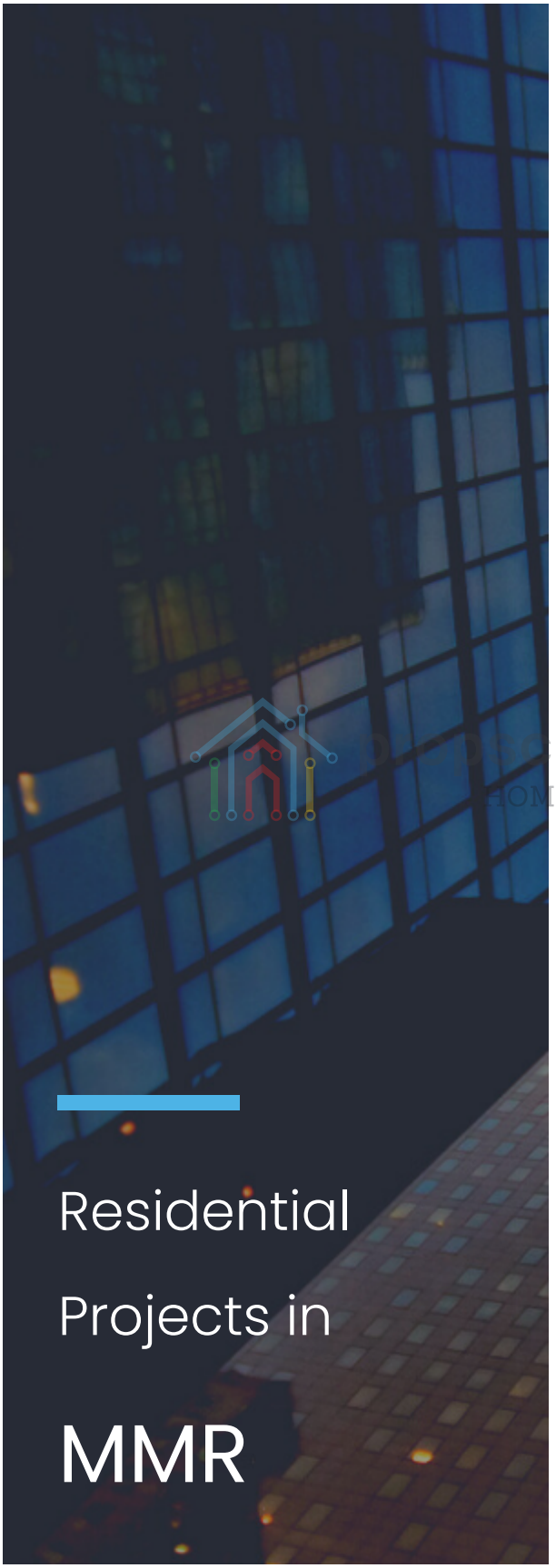
propscience.com

PROP REPORT



Grace Meadows

MahaRERA Number : P51800007583



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.

Propscience.com HOME TRUTHS

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

Post Office	Police Station	Municipal Ward
Dahisar	Dahisar Police Station	NA

propscience.com
HOME TRUTHS

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 0 to 50 dB .

Connectivity & Infrastructure

- Mumbai International Airport **18.3 Km**
- Dahisar Bus Depot **1.2 Km**
- Dahisar Railway Station **1.9 Km**
- Western Express Highway **3.5 Km**
- NIHS Re-Life Hospitals **800 Mtrs**
- S E International School **3.4 Km**
- Thakur Mall **1.9 Km**
- D Mart **3.0 Km**

GRACE MEADOWS

LAND & APPROVALS

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

GRACE MEADOWS

BUILDER & CONSULTANTS

propscience.com
HOME TRUTHS

Project Funded By	Architect	Civil Contractor
Canara Bank	NA	NA

GRACE MEADOWS

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st May, 2022	3189.10 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Visitor's Room,ATM / Bank Attached,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

GRACE MEADOWS

propscience.com
HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Grace Meadows	4	18	8	1 BHK,2 BHK	144

First Habitable Floor	4th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,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

GRACE MEADOWS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	426 - 471 sqft
2 BHK	765 - 779 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles

propscience.com
HOME TRUTHS

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

GRACE MEADOWS

propscience.com
HOME TRUTHS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7900000
2 BHK	--	--	INR 15600000

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

GST	Stamp Duty	Registration

5%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 450000	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,Bank of India,Central Bank of India,HDFC Bank,ICICI Bank,Karur Vysya Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,RBL Bank,Standard Chartered Bank

propscience.com
HOME TRUTHS

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

GRACE MEADOWS

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	73
Infrastructure	78
Local Environment	65
Land & Approvals	50
Project	76
People	48
Amenities	68
Building	69
Layout	49
Interiors	73
Pricing	53

propscience.com
HOME TRUTHS

Total	**64/100**

GRACE MEADOWS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

propscience.com
HOME TRUTHS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS