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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.

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 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**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS



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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
Canara Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
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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

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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

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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

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

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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
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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

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.

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

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76

Total

64/100

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