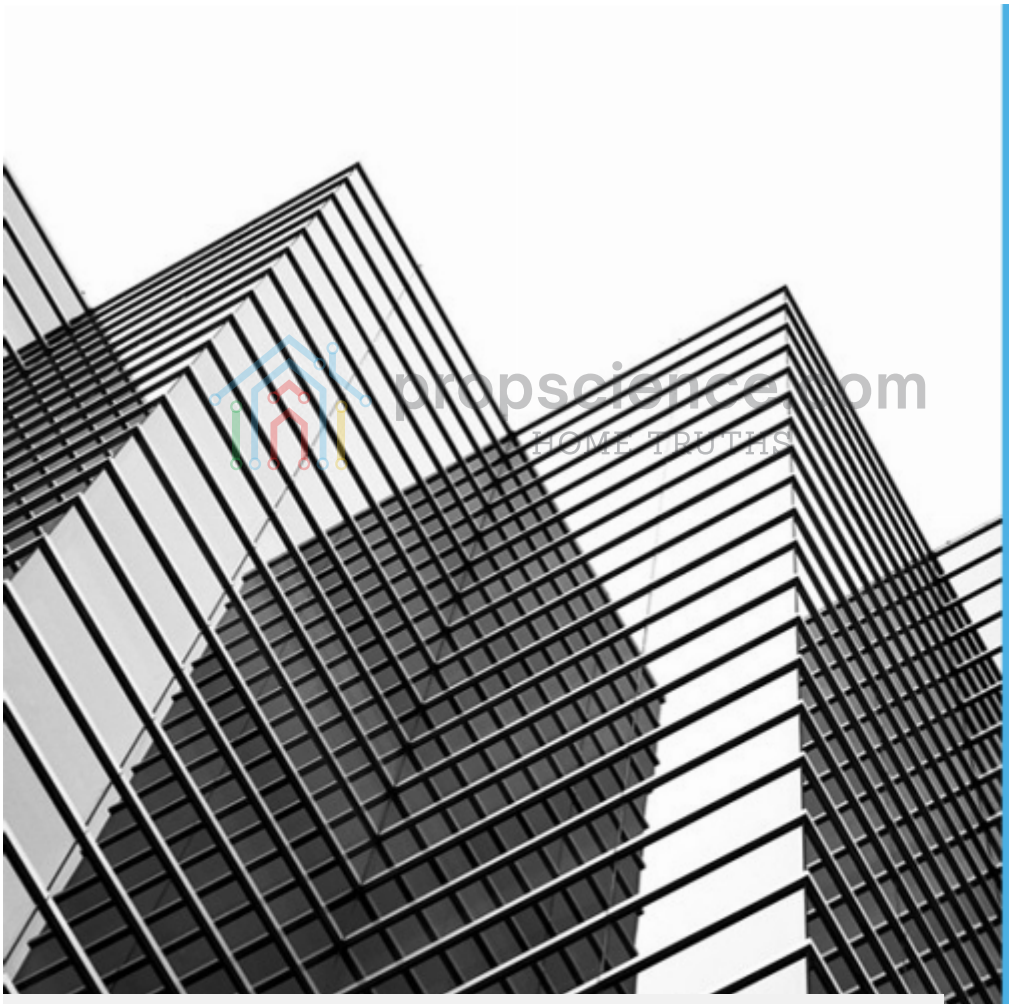
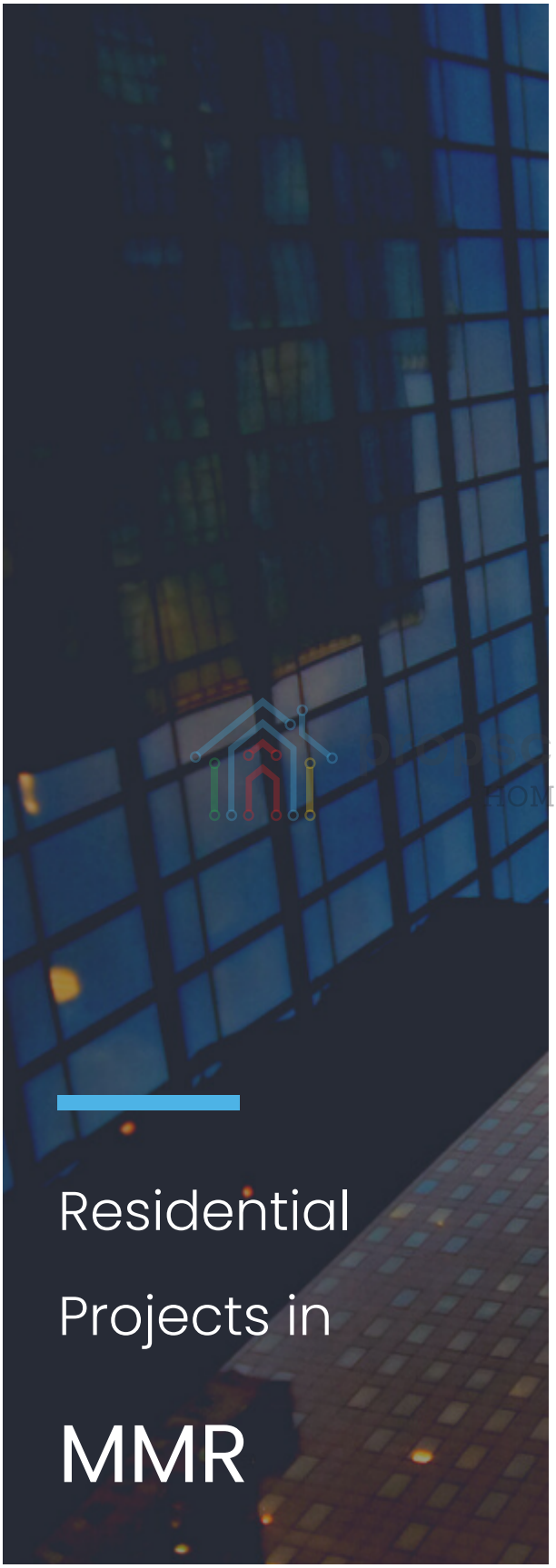
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PROP REPORT



Gloris Residency

MahaRERA Number : P51800003895



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 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

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 55 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Mumbai International Airport **21.1 Km**
- Dahisar Bus Depot **1.9 Km**
- Dahisar Railway Station **2.3 Km**
- Western Express Highway **2.8 Km**
- Ashok One Hospital **3.1 Km**
- S E International School **2.1 Km**
- Thakur Mall **2.4 Km**
- D Mart **2.2 Km**

GLORIS RESIDENCY

LAND & APPROVALS

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

GLORIS RESIDENCY

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

GLORIS RESIDENCY

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st May, 2018	690.00 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Kids Pool
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	Visitor's Room,ATM / Bank Attached
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

GLORIS RESIDENCY

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gloris Residency	2	18	3	1 BHK,2 BHK	54

First Habitable Floor	1st

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 nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

GLORIS RESIDENCY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	339 sqft
2 BHK	459 sqft

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

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,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8000000
2 BHK	--	--	INR 10800000

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,Catalyst Trusteeship Limited,HDFC Bank,IDBI Bank,IDBI Trusteeship Services Limited,Kotak 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	83
Infrastructure	78
Local Environment	80
Land & Approvals	44
Project	74
People	48
Amenities	50
Building	82
Layout	53
Interiors	63
Pricing	30
Total	**62/100**

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GLORIS RESIDENCY

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