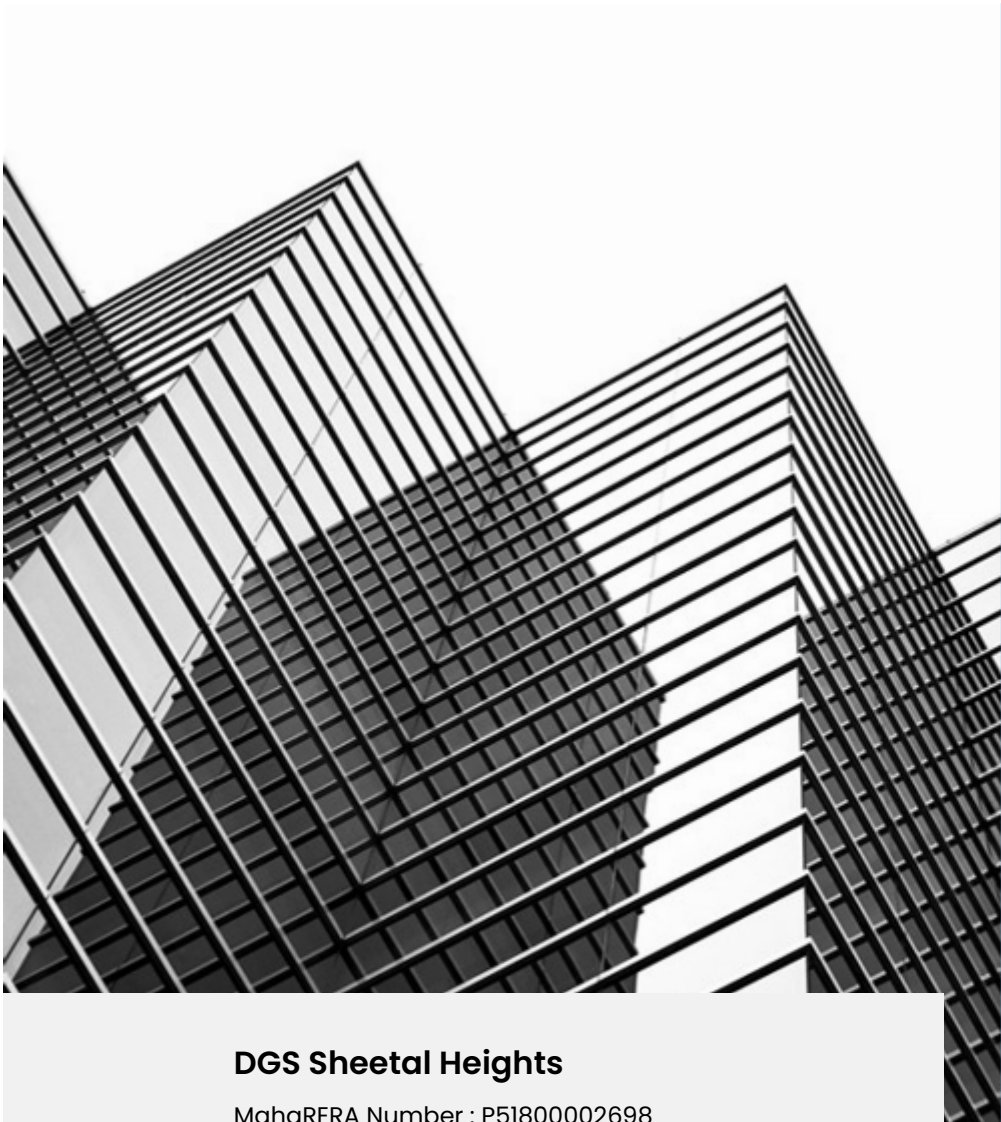


propscience.com

# PROP REPORT



**DGS Sheetal Heights**

MahaRERA Number : P51800002698



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

Post Office	Police Station	Municipal Ward
Nallosapare E	Nalasopara Police Station	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 288 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **46.3 Km**
- Nalasopara Bus Depot **4.5 Km**
- Nalasopara Railway Station **2.7 Km**
- NH 48 **8.0 Km**
- K & K Superspeciality Hospital **70 Mtrs**
- Sheth Vidya Mandir English High School **950 Mtrs**
- The Capital Mall **600 Mtrs**
- D Mart **350 Km**

## LAND & APPROVALS

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

## DGS SHEETAL HEIGHTS

## BUILDER & CONSULTANTS

DGS Group incorporated in 2008 was founded by Shri Dudhnath Girdhari Shukla. DGS Group holds a track record of developing 25 lacs sqft. With the primary focus on building quality housing within budget, they have 17 Lacs sqft of ongoing development and 40 Lacs sqft of upcoming development. Their head office is located in Goregaon east, Mumbai. DGS Group is the trusted name for redevelopment projects as it carries a rich inheritance of over 11 years and now one of the leading real estate companies in Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## DGS SHEETAL HEIGHTS

## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 30th June, 2022	2184.20 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

DGS SHEETAL HEIGHTS

## BUILDING LAYOUT

<b>Tower Name</b>	<b>Number of Lifts</b>	<b>Total Floors</b>	<b>Flats per Floor</b>	<b>Configurations</b>	<b>Dwelling Units</b>
Sheetal Heights	2	22	2	1 BHK,2 BHK,3 BHK	44
<b>First Habitable Floor</b>				1st	

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire rated doors / walls,Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

### DGS SHEETAL HEIGHTS

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380 sqft
2 BHK	480 sqft
3 BHK	625 sqft

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

Flooring	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,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	NA
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

DGS SHEETAL HEIGHTS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2850000
2 BHK	--	--	INR 3600000
3 BHK	--	--	INR 4700000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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1%	7%	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>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

DGS SHEETAL HEIGHTS

## 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>	45
<b>Connectivity</b>	55
<b>Infrastructure</b>	72
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	44
<b>Project</b>	73
<b>People</b>	46
<b>Amenities</b>	36
<b>Building</b>	67
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>55/100</b>

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