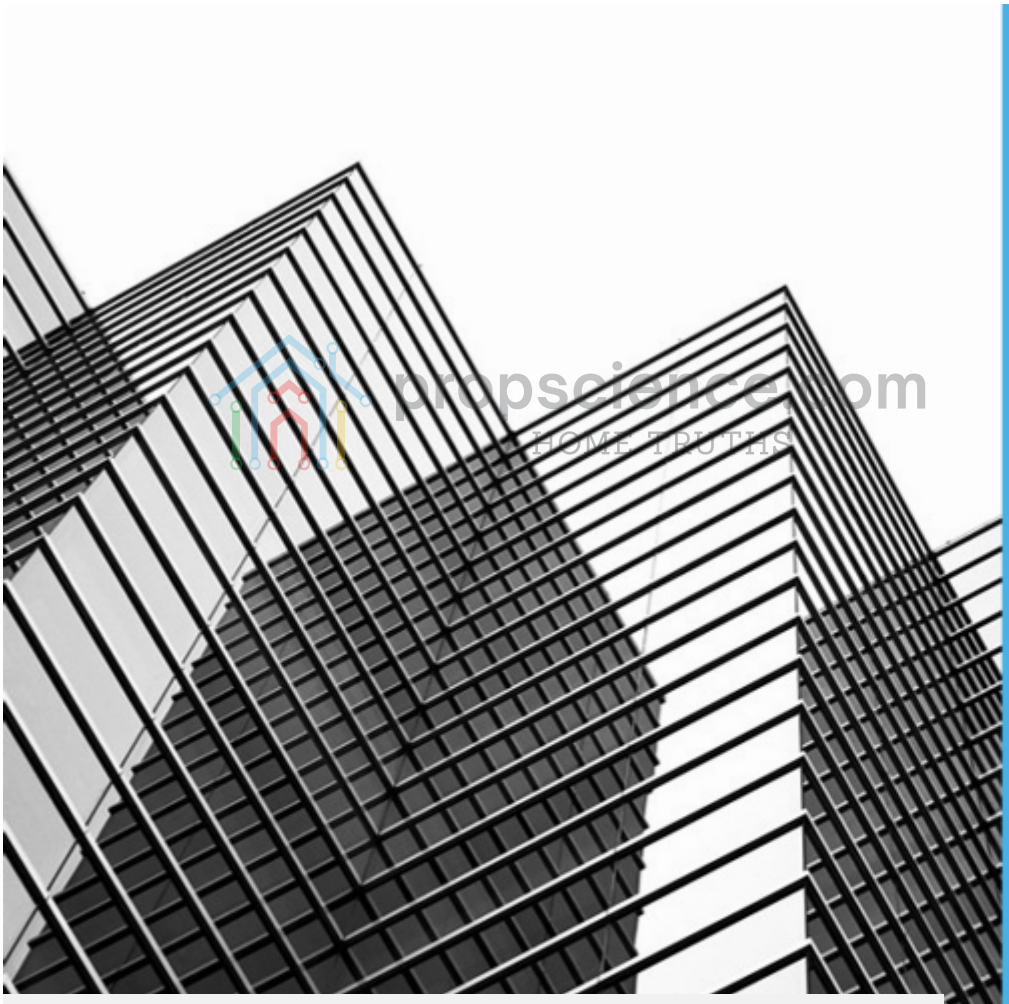
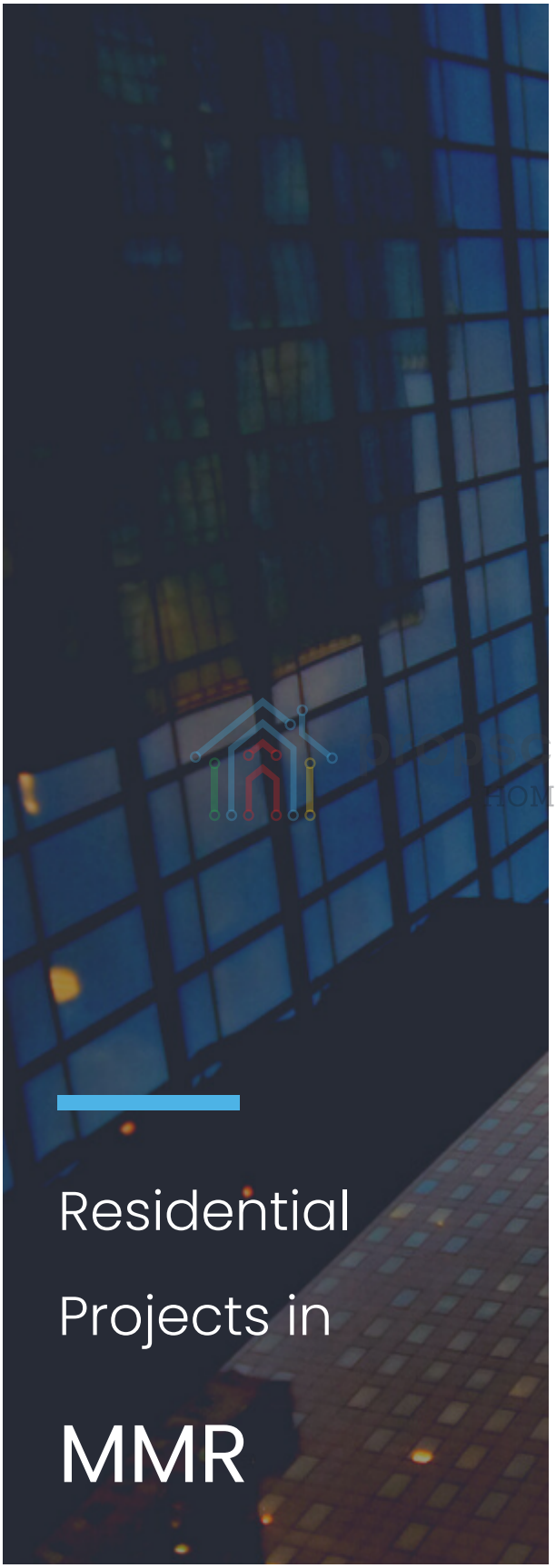
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PROP REPORT



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.

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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 .

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HOME TRUTHS

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**

DGS SHEETAL HEIGHTS

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.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

DGS SHEETAL HEIGHTS

PROJECT & AMENITIES

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

Project Amenities

Sports	Jogging Track,Kids Play Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	NA

DGS SHEETAL HEIGHTS

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HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sheetal Heights	2	22	2	1 BHK,2 BHK,3 BHK	44

First Habitable Floor	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 nalas /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

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HOME TRUTHS

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

DGS SHEETAL HEIGHTS

COMMERCIALS

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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.

GST	Stamp Duty	Registration

1%	7%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

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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.

Category	Score
Place	45
Connectivity	55
Infrastructure	72
Local Environment	83
Land & Approvals	44
Project	73
People	46
Amenities	36
Building	67
Layout	53
Interiors	55
Pricing	30
Total	55/100

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