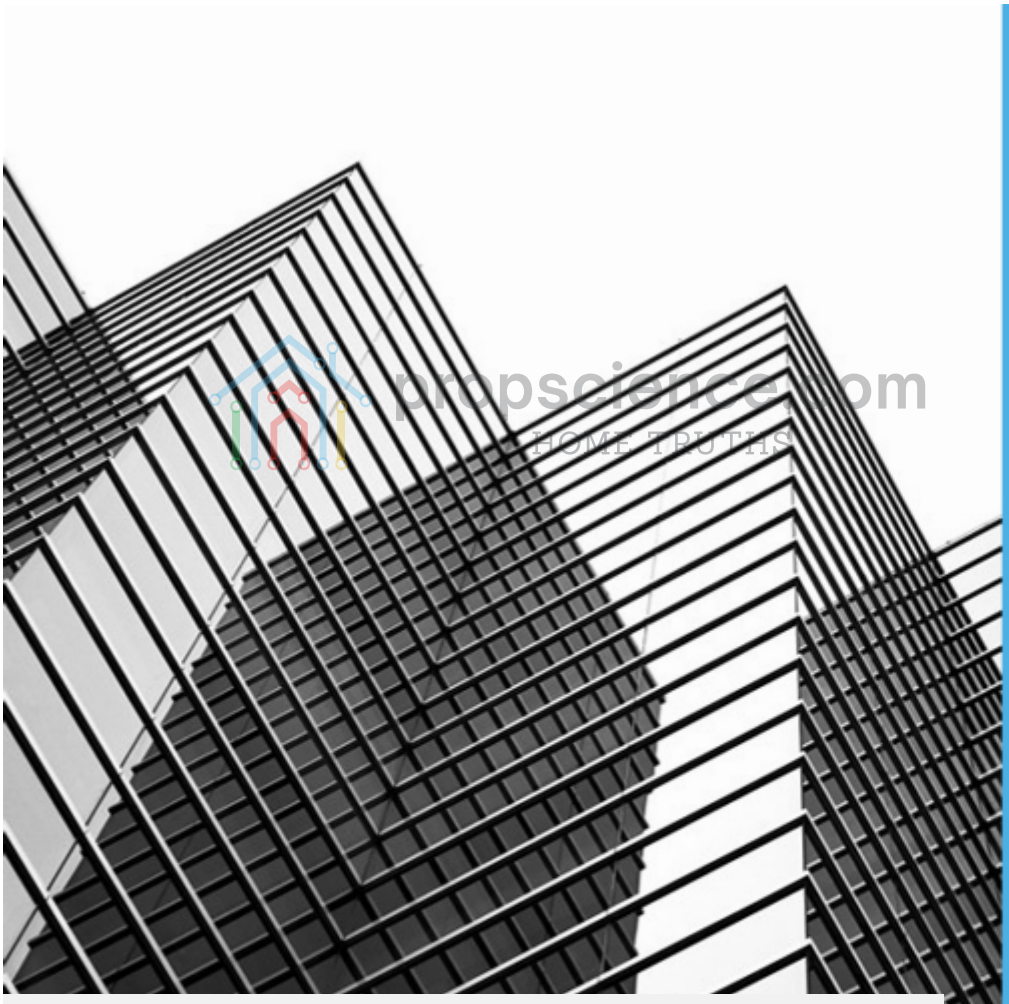
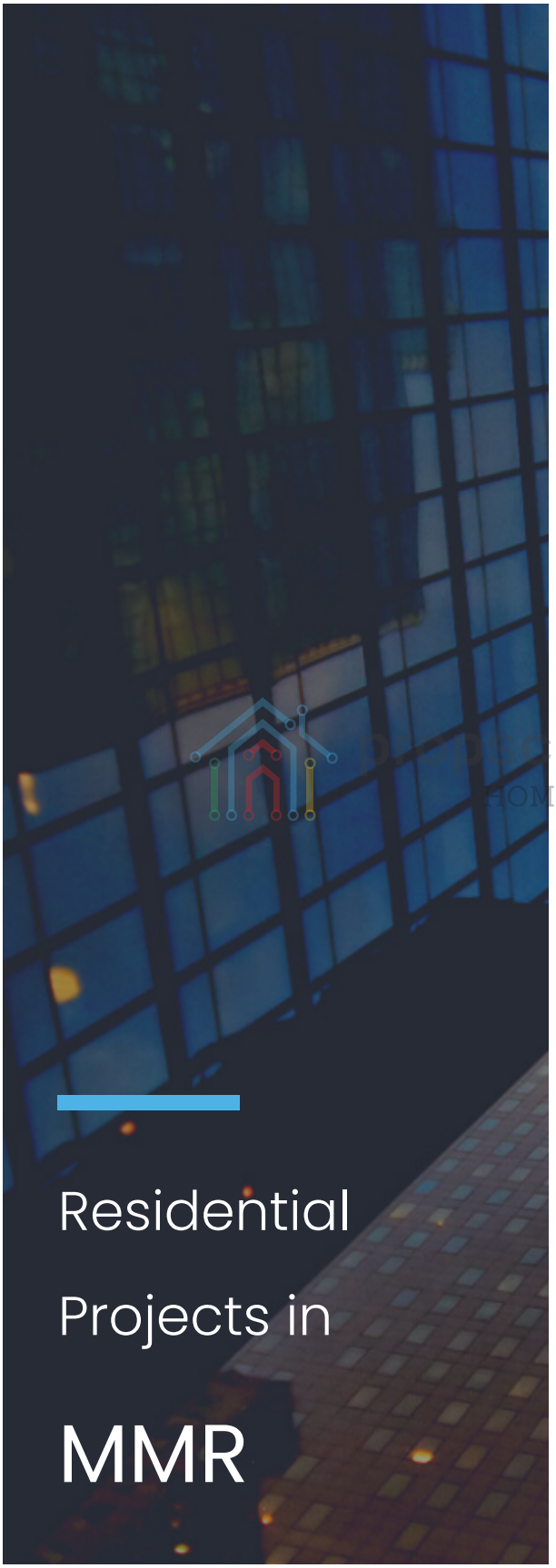
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PROP REPORT



DSS Tivon Park E and F

MahaRERA Number : P51800003235



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Ghatkopar West	Ghatkopar Police Station	NA

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 30 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.6 Km**
- Sarvodaya Hospital stop **1.7 Km**
- Ghatkopar Railway station **2.4 Km**
- Andheri-Ghatkopar Link road **7.7 Km**
- Disha Hospital **1.0 Km**
- Ramniranjan Jhunjunwala college **2.3 Km**
- Phoenix Marketcity **2.0 Km**
- D Mart **2.4 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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BUILDER & CONSULTANTS

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The companies of the Damji Shamji Shah Group are a certified company ISO 9001: 2015 and have been established as one of the most distinctive real estate developers and trust in the suburbs of Mumbai especially in eastern and central and Thane. We always establish a new point of reference for all our creation, a residential, commercial, or recreational building. The quality, comfort, and splendor in every project show their commitment to customers Over the course of over 59 years in construction and development projects, they understood all customer needs and, therefore, they created an environment that is best suited to them. They introduced innovative concepts in construction to establish new lifestyle standards. They serve the best of planning plans, services, places, etc., which will spend a long way to guarantee a better environment to live or work in. Damji Shamji Shamji Group helps you create memories by doing the classrooms and offices of the world-class class. A place you need generations. I am a group that is still efficient and meticulous in its focus.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	3 Acre	2 BHK

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Project Amenities

Sports	Badminton Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Charging Ports - Electrical Cars,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tivon Park Wing E	2	10		2 BHK	0
Tivon Park Wing F	2	10		2 BHK	0
First Habitable Floor				1st Floor	

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	2730.69 sqft
2 BHK	2730.69 sqft

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,Stainless Steel Sink,Concealed copper wiring
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 12500000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	ICICI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	854	7	INR 11971000	INR 14017.56
June 2022	932	NA	INR 13000000	INR 13948.5
June 2022	932	NA	INR 11182500	INR 11998.39
May 2022	738	NA	INR 11000000	INR 14905.15
May 2022	932	3	INR 15200000	INR 16309.01
April 2022	932	NA	INR 14947368	INR 16037.95
April 2022	687	NA	INR 11100000	INR 16157.21
March 2022	687	NA	INR 11615796	INR 16908
March 2022	687	NA	INR 8500000	INR 12372.63
February 2022	932	6	INR 13335000	INR 14307.94
February 2022	715	5	INR 10302600	INR 14409.23

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January 2022	715	5	INR 11666200	INR 16316.36
January 2022	687	1	INR 8800000	INR 12809.32
January 2022	715	7	INR 12076197	INR 16889.79
December 2021	738	1	INR 11113185	INR 15058.52
October 2021	854	1	INR 13118776	INR 15361.56
October 2021	687	7	INR 11109000	INR 16170.31
September 2021	687	1	INR 7500000	INR 10917.03
September 2021	687	3	INR 8843520	INR 12872.66
August 2021	687	6	INR 8000000	INR 11644.83

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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	55
Connectivity	73
Infrastructure	92
Local Environment	80
Land & Approvals	50
Project	71
People	56
Amenities	62

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Building	69
Layout	53
Interiors	70
Pricing	30
Total	**63/100**

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