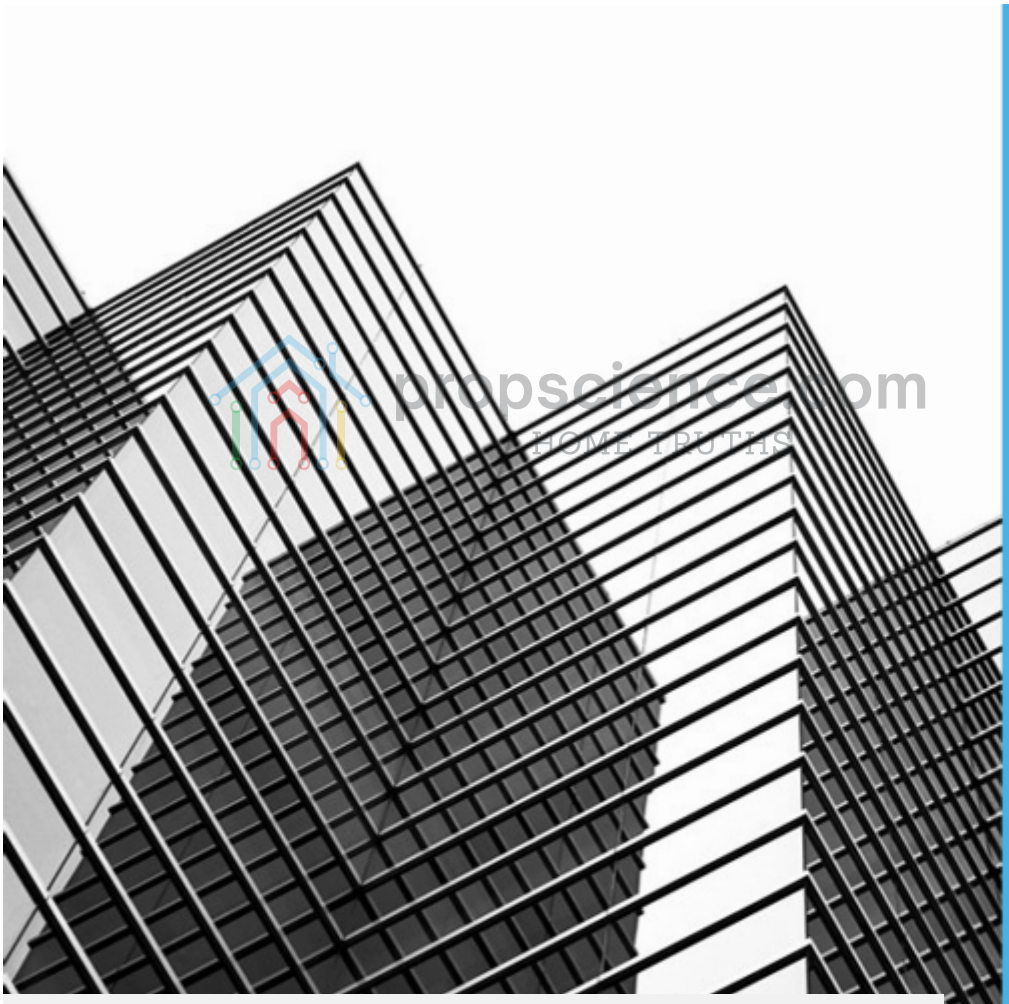
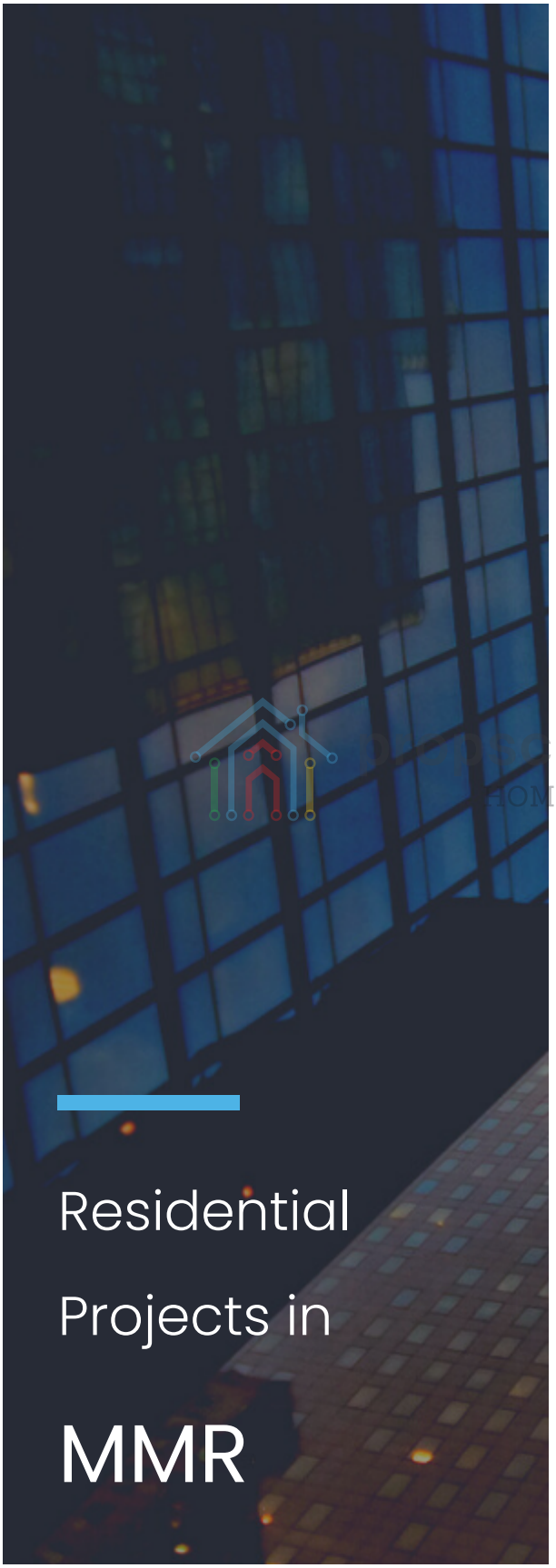
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PROP REPORT



DSS Estella Wing E

MahaRERA Number : P51700018330



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.8 Km**
- Khopat Bus Depot **10.8 Km**
- Thane Station **11.3 Km**
- Ghodbunder Rd **1.7 Km**
- Vedant Super Speciality Hospital G.B.Road **1.5 Km**
- New Horizon Scholar's School **2.0 Km**
- Big mall **1.7 Km**
- D-Mart, Ghodbunder Rd **3.1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	5	1

DSS ESTELLA WING E

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
HDFC Bank	NA	NA

DSS ESTELLA WING E

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2022	717.61 Sqmt	1 BHK,2 BHK,Studio

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Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

DSS ESTELLA WING E

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Mahavir Estella - Wing E	1	7	5	1 BHK,2 BHK,Studio	35

First Habitable Floor	1st

Services & Safety

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- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

DSS ESTELLA WING E

FLAT INTERIORS

Configuration	RERA Carpet Range

Studio	247 sqft
1 BHK	434 sqft
2 BHK	509 - 536 sqft

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

Flooring	Marble Flooring,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,Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4750000
Studio	--	--	INR 2700000
2 BHK	--	--	INR 5550000 to 5850000

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

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GST	Stamp Duty	Registration
1%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	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,Canara Bank,DHFL Bank,HDFC Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital

Transaction History

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

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.

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Category	Score
Place	73
Connectivity	48
Infrastructure	92
Local Environment	90

Land & Approvals	56
Project	64
People	65
Amenities	56
Building	65
Layout	53
Interiors	63
Pricing	30
Total	**63/100**

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DSS ESTELLA WING E

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