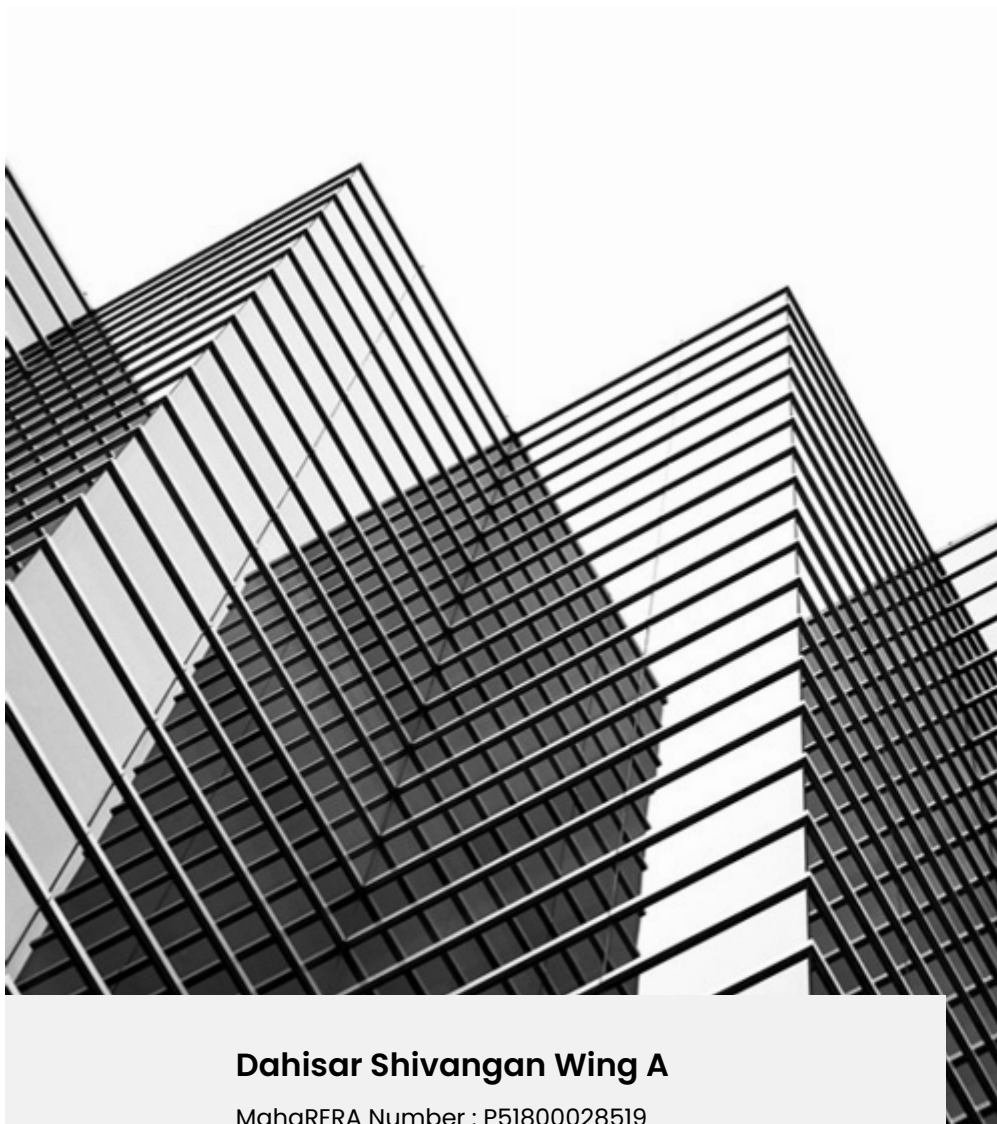


propscience.com

PROP REPORT



Dahisar Shivangan Wing A

MahaRERA Number : P51800028519



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.

DAHISAR SHIVANGAN

WING A

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 MCL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
Dahisar	Dahisar Police Station	NA

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 166 AQI and the noise pollution is 0 to 50 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.9 Km**
- Gokul Anand Hotel Bus Stop **1.0 Km**
- Dahisar Station East **2.1 Km**
- Western Express Highway **1.0 Km**
- Ashok One Hospital **700 Mtrs**
- Universal High School Dahisar **850 Mtrs**
- Movie Time **2.2 Km**
- D Mart **4.6 Km**

DAHISAR SHIVANGAN
WING A

LAND & APPROVALS

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

DAHISAR SHIVANGAN
WING A

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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NA

NA

NA

DAHISAR SHIVANGAN
WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	3788.00 Sqft	1 BHK

Project Amenities

Sports	Cricket Pitch
Leisure	Yoga Room / Zone,Deck Area,Sit-out Area
Business & Hospitality	Sky Lounge / Bar,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Landscaped Gardens

DAHISAR SHIVANGAN
WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dahisar Shivangan Wing A	3	24	5	1 BHK	120

First Habitable Floor	1st
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Services & Safety

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

DAHISAR SHIVANGAN
WING A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	397 - 519 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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	Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
HVAC Service	Centralized Air Conditioning System, Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob, Modular Kitchen, Geyser, Water Purifier, Air Conditioners, Washing Machine & Dryer, Refrigerator

DAHISAR SHIVANGAN
WING A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 18737.77	INR 7513653	INR 8100000 to 10505058

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 177682

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 India,Canara Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,SBI Bank,YES Bank

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.

Category	Score
Place	65
Connectivity	83
Infrastructure	78
Local Environment	90
Land & Approvals	50
Project	71
People	39

Amenities	48
Building	65
Layout	45
Interiors	90
Pricing	30
Total	63/100

DAHISAR SHIVANGAN
WING A

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