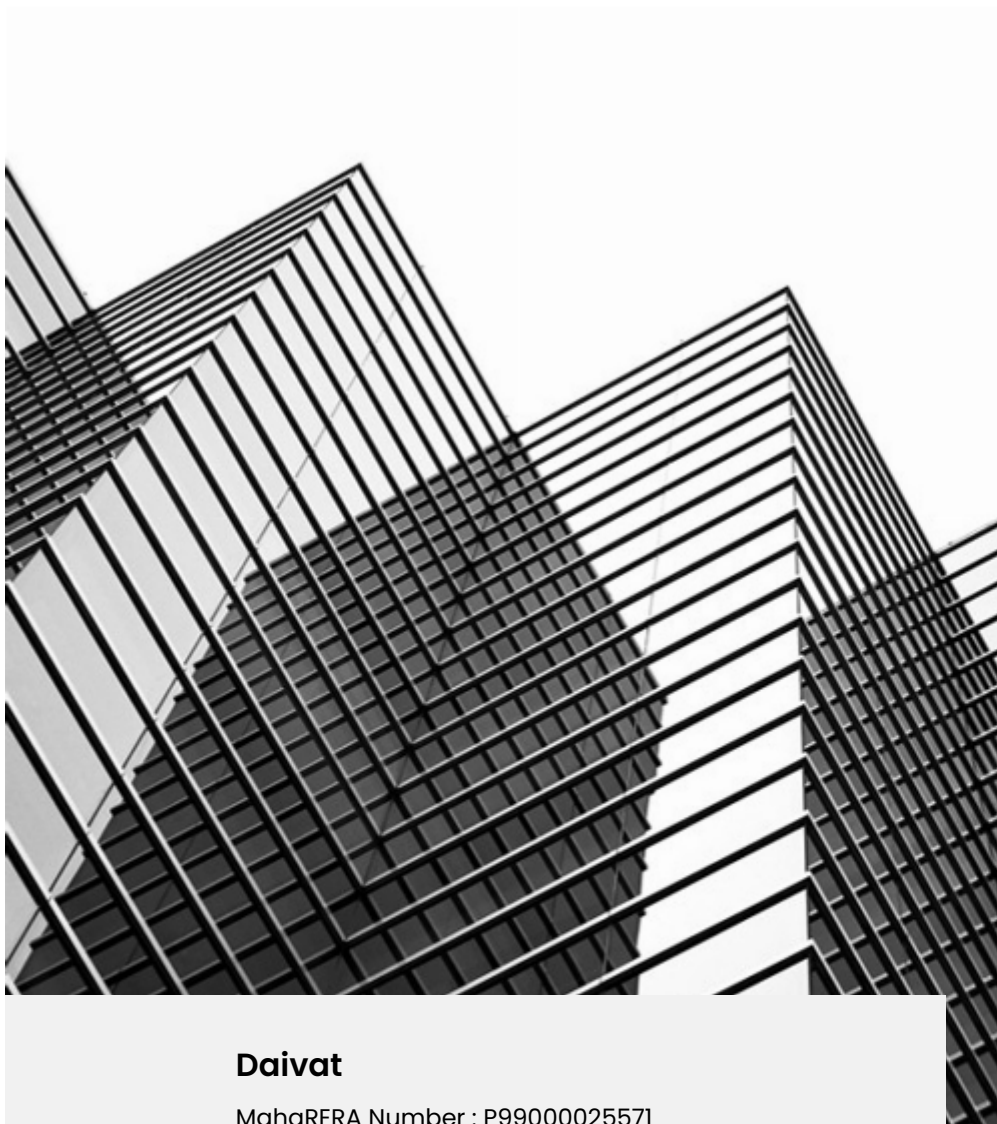


propscience.com

# PROP REPORT



**Daivat**

MahaRERA Number : P99000025571



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 |
|--------------|----------------|----------------|
| Bassein Road | NA             | NA             |

### 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 169 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- D Mart Vasai, Suyog Nagar, Vasai West, Vasai-Virar, Maharashtra 401202 **50 Km**
- Agarwal **800 Mtrs**
- Vasai Railway Station **4.6 Km**
- NH 48 **11 Km**
- Janseva Hospital **2 Km**
- Mount Carmel high school and junior college, Sandor, Naigaon West, Naigaon, Maharashtra 401201 **150 Mtrs**
- K Movie Star Multiplex, Sandor, Naigaon West, Naigaon, Maharashtra 401201 **450 Mtrs**
- D Mart Vasai, Suyog Nagar, Vasai West, Vasai-Virar, Maharashtra 401202 **1.3 Km**

## LAND & APPROVALS

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

DAIVAT

## BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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## PROJECT & AMENITIES

| Time Line          | Size        | Typography |
|--------------------|-------------|------------|
| 2025 Ready to move | 924.02 Sqmt | 1 BHK      |

## Project Amenities

|                                   |                            |
|-----------------------------------|----------------------------|
| <b>Sports</b>                     | Kids Play Area,Outdoor Gym |
| <b>Leisure</b>                    | NA                         |
| <b>Business &amp; Hospitality</b> | NA                         |
| <b>Eco Friendly Features</b>      | Water Storage              |

DAIVAT

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Daivat                | 1               | 4            | 4               | 1 BHK          | 16             |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Video Door Phone
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation** : NA

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## FLAT INTERIORS

|                      |                          |
|----------------------|--------------------------|
| <b>Configuration</b> | <b>RERA Carpet Range</b> |
| 1 BHK                | 353 – 390 sqft           |

|                                |                       |
|--------------------------------|-----------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet |
|--------------------------------|-----------------------|

|                        |  |
|------------------------|--|
| <b>Views Available</b> | Open Grounds / Landscape / Project Amenities |
|------------------------|--|

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles, Anti Skid Tiles  |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint, False Ceiling  |

|                     |                           |
|---------------------|---------------------------|
| <b>HVAC Service</b> | Split / Box A/C Provision |
| <b>Technology</b>   | Optic Fiber Cable         |
| <b>White Goods</b>  | Modular Kitchen           |

DAIVAT

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | INR 12205.13  | INR 4760000     | INR 5494600 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 2%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 350000      | INR 150000    |

|                       |   |
|-----------------------|---|
| <b>Festive Offers</b> | The builder is not offering any festive offers at the moment. |
|-----------------------|---|

|                            |   |
|----------------------------|---|
| <b>Payment Plan</b>        | Construction Linked Payment   |
| <b>Bank Approved Loans</b> | Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank,YES Bank |

### Transaction History

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

DAIVAT

## 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      | 55    |
| Infrastructure    | 86    |
| Local Environment | 90    |



|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 74            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 36            |
| <b>Building</b>             | 55            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 50            |
| <b>Total</b>                | <b>58/100</b> |

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DAIVAT

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