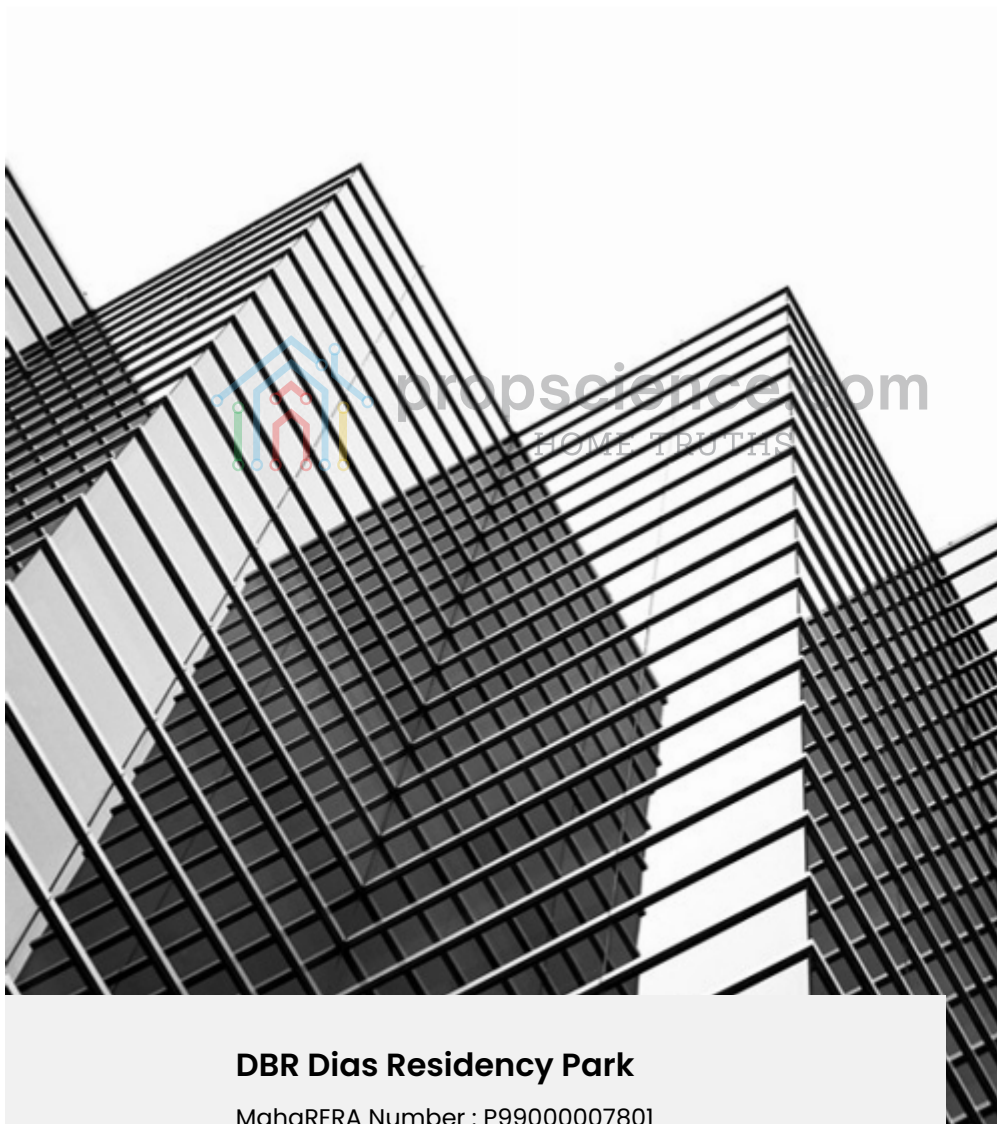


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# PROP REPORT



**DBR Dias Residency Park**

MahaRERA Number : P99000007801



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.

## LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- International Airport **41.4 Km**
- Vasai Railway Station **6.8 Km**
- Platinum Hospital **3.8 Km**
- Dnyandeep Vidya Mandir **4.1 Km**
- Yazoo Park **15.4 Km**



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## LAND & APPROVALS

Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

NA

NA

1

DBR DIAS RESIDENCY PARK

## BUILDER & CONSULTANTS

**Project Funded By**

**Architect**

**Civil Contractor**

NA

NA

NA

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## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

Completed on 30th June, 2021

4655.75 Sqmt

1 BHK,2 BHK

### Project Amenities

**Sports**

NA

**Leisure**

Pet Friendly

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens

DBR DIAS RESIDENCY PARK

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bldg No 1 Wing A	2	15	6	1 BHK, 2 BHK	90
First Habitable Floor				2nd	

### Services & Safety

- **Security** : Society Office, Security System / CCTV, Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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# FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	295 - 347 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Wooden Flooring, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2212500 to 2602500

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

GST	Stamp Duty	Registration
0%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI 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	63
Connectivity	15
Infrastructure	36
Local Environment	30
Land & Approvals	44
Project	68
People	39
Amenities	36



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<b>Building</b>	53
<b>Layout</b>	41
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>42/100</b>

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DBR DIAS RESIDENCY PARK



#### Disclaimer

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