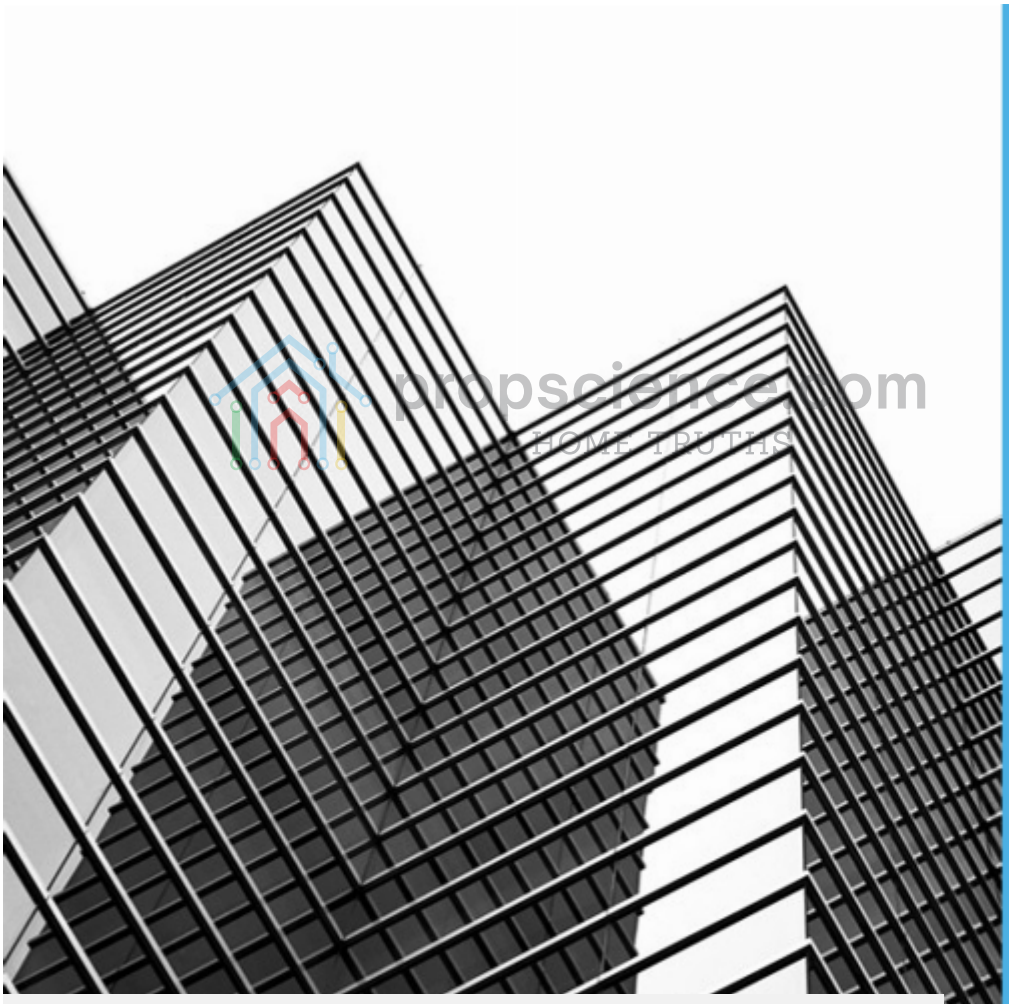
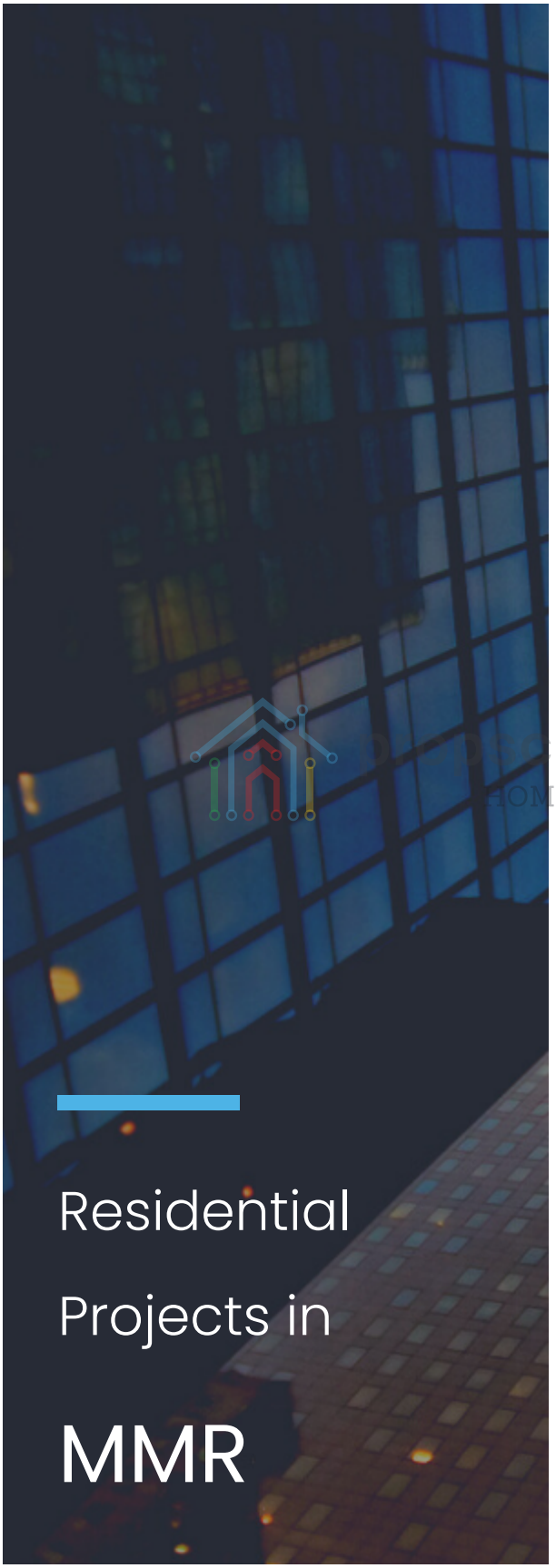
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PROP REPORT



Sheetal Sona

MahaRERA Number : P99000020654



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

Post Office	Police Station	Municipal Ward
Virar East	NA	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 333 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Mumbai International Airport **51.4 Km**
- Virar Bus Depot **1.1 Km**
- Virar Railway Station **1.1 Km**
- NH 48 **12.9 Km**
- Chaitanya Hospital **290 Mtrs**
- St.Peter's Primary School **1.0 Km**
- Woodland Cinemas **3.6 Km**
- D Mart **50 Mtrs**

SHEETAL SONA

LAND & APPROVALS

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

SHEETAL SONA

BUILDER & CONSULTANTS

DGS Group incorporated in 2008 was founded by Shri Dudhnath Girdhari Shukla. DGS Group holds a track record of developing 25 lacs sqft. With the primary focus on building quality housing within budget, they have 17 Lacs sqft of ongoing development and 40 Lacs sqft of upcoming development. Their head office is located in Goregaon east, Mumbai. DGS Group is the trusted name for redevelopment projects as it carries a rich inheritance of over 11 years and now one of the leading real estate companies in Mumbai.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHEETAL SONA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2023	1803.38 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Water Storage

SHEETAL SONA

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HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sheetal Sona	2	14	6	1 BHK,2 BHK	84
Sheetal Anjali	2	14	6	1 BHK,2 BHK	84

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	400 sqft
2 BHK	546 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,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2500000
2 BHK	--	--	INR 3200000

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

GST	Stamp Duty	Registration
1%	7%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	IndusInd Bank,Tata Capital

Transaction History

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

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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	45
Connectivity	65
Infrastructure	78
Local Environment	83
Land & Approvals	44
Project	74
People	46
Amenities	48
Building	67
Layout	53
Interiors	63
Pricing	30
Total	**58/100**

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