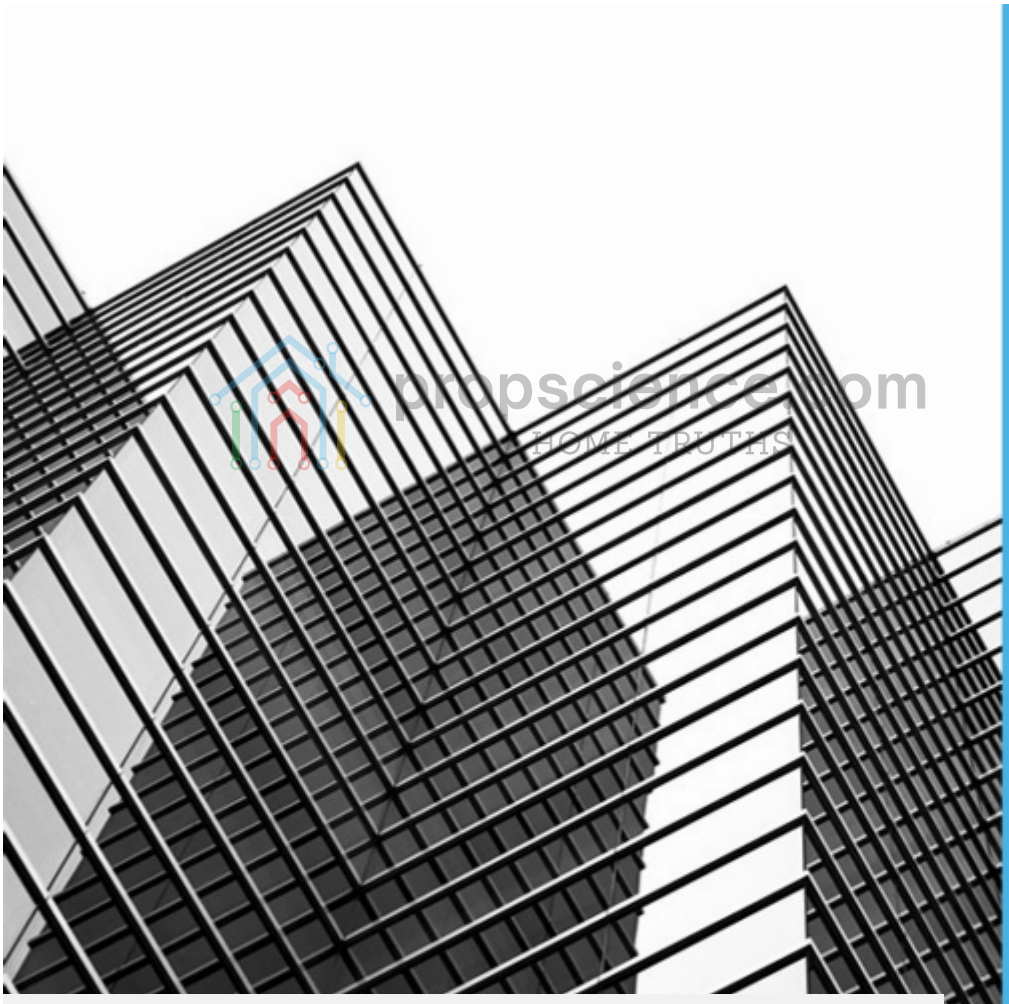
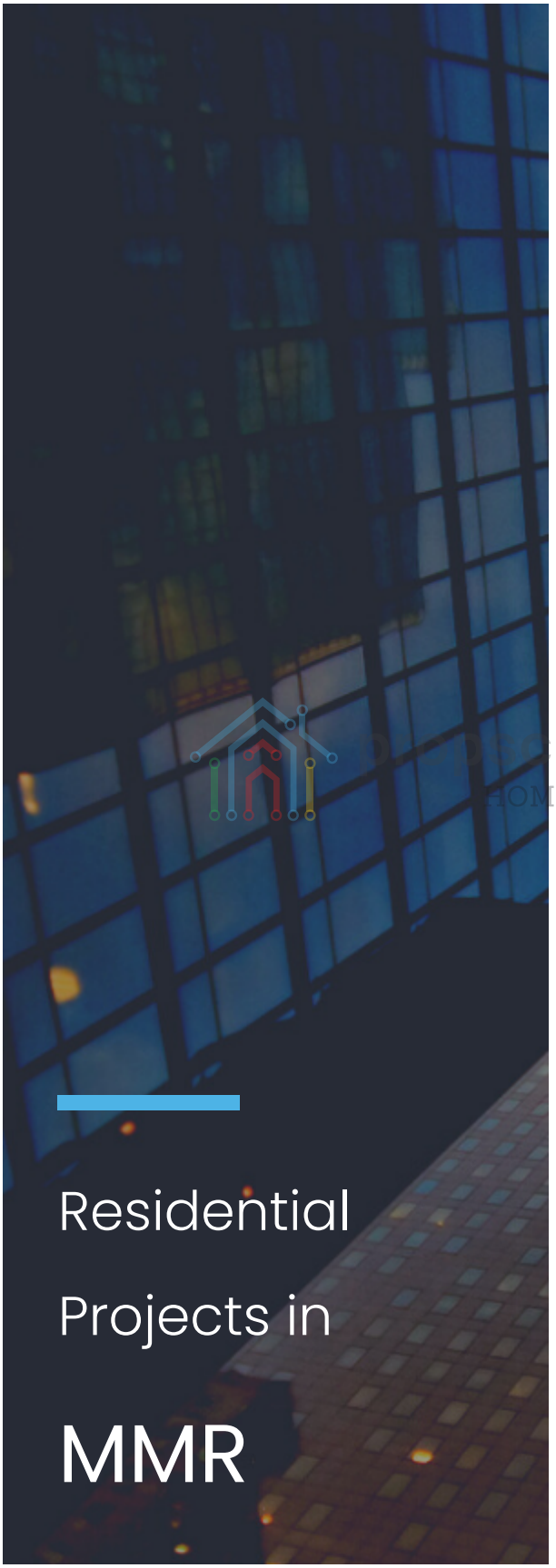
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# PROP REPORT




## Dattani Vertex Wing CD Phase 3

MahaRERA Number : P99000005990



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 |
|---|---|---|
| Vasai Road E | 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 125 AQI and the noise pollution is 0 to 50 dB .

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## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49.7 Km**
- D mart Bus Station **800 Mtrs**
- Vasai Railway Station **3.2 Km**
- WNH 48 **12 Km**
- Janseva Hospital **190 Mtrs**
- Poddar International School **200 Mtrs**
- Dattani Sqaure Shopping Mall **200 Mtrs**
- Big Bazaar & Brand Factory **220 Mtrs**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| September 2021 | NA | 1 |

DATTANI VERTEX WING CD PHASE 3

# BUILDER & CONSULTANTS

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

DATTANI VERTEX WING CD PHASE 3

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|

| | | |
|---|---|---|
| Completed on 30th December, 2023 | 8187.28 Sqmt | 1 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium |
| **Leisure** | NA |
| **Business & Hospitality** | Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Water Storage |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Wing C | 2 | 8 | 4 | 1 BHK | 32 |
| Wing D | 2 | 8 | 4 | 1 BHK | 32 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System
- **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 | 424 sqft |
| 1 BHK | 424 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** | Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 5100000 |

**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 0 | INR 0 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

**Transaction History**

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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 | 55 |
| Connectivity | 55 |
| Infrastructure | 86 |
| Local Environment | 90 |
| Land & Approvals | 50 |
| Project | 76 |
| People | 46 |
| Amenities | 48 |
| Building | 65 |
| Layout | 45 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 61/100 |

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