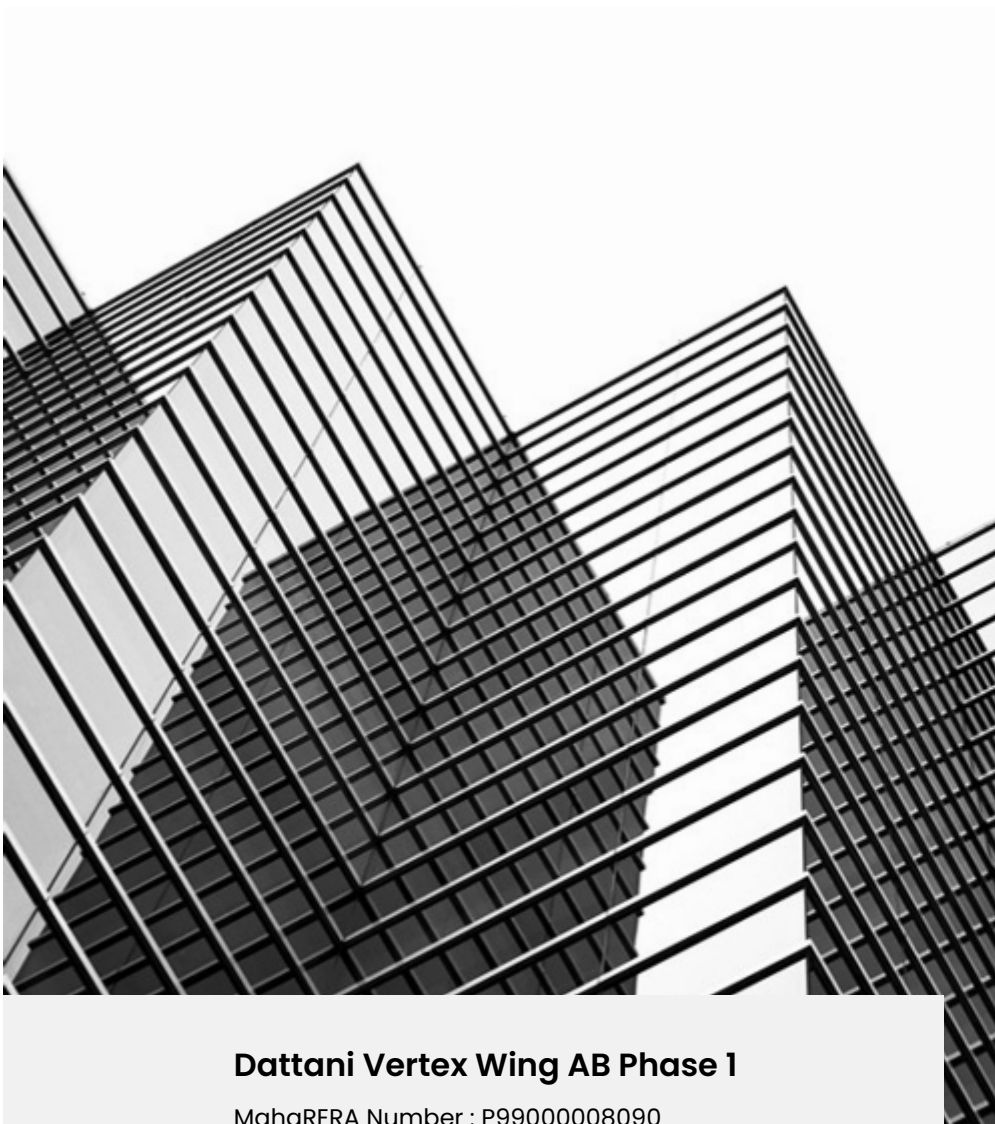


propscience.com

# PROP REPORT



**Dattani Vertex Wing AB Phase 1**

MahaRERA Number : P99000008090



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
Bassein Road	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49.7 Km**
- D mart Bus Station **800 Mtrs**
- Vasai Railway Station **3.2 Km**
- NH 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

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

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DATTANI VERTEX WING AB  
PHASE 1

# BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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DATTANI VERTEX WING AB  
PHASE 1

# PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th December, 2023

8187.28 Sqmt

2 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

DATTANI VERTEX WING AB

PHASE 1

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	8	4	2 BHK	32
Wing B	2	8	4	2 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** : There are nallas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

DATTANI VERTEX WING AB  
PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	629 sqft
2 BHK	629 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles, Anti Skid Tiles
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<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,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

DATTANI VERTEX WING AB  
PHASE I

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11114.47	INR 6991000	INR 7610900

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

GST	Stamp Duty	Registration
5%	1%	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>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI 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.

DATTANI VERTEX WING AB  
PHASE 1

## 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.



<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	55
<b>Infrastructure</b>	86
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	50
<b>Project</b>	76
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	50
<b>Total</b>	<b>61/100</b>

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