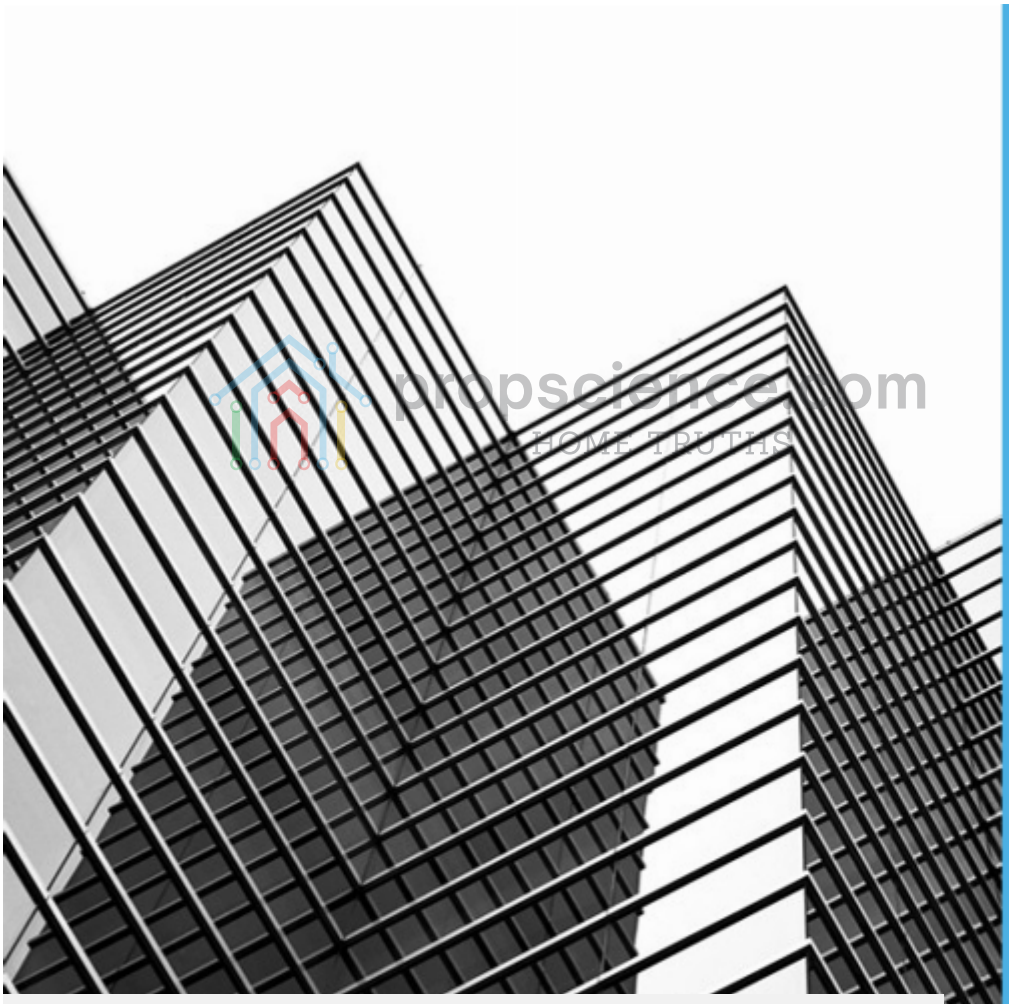
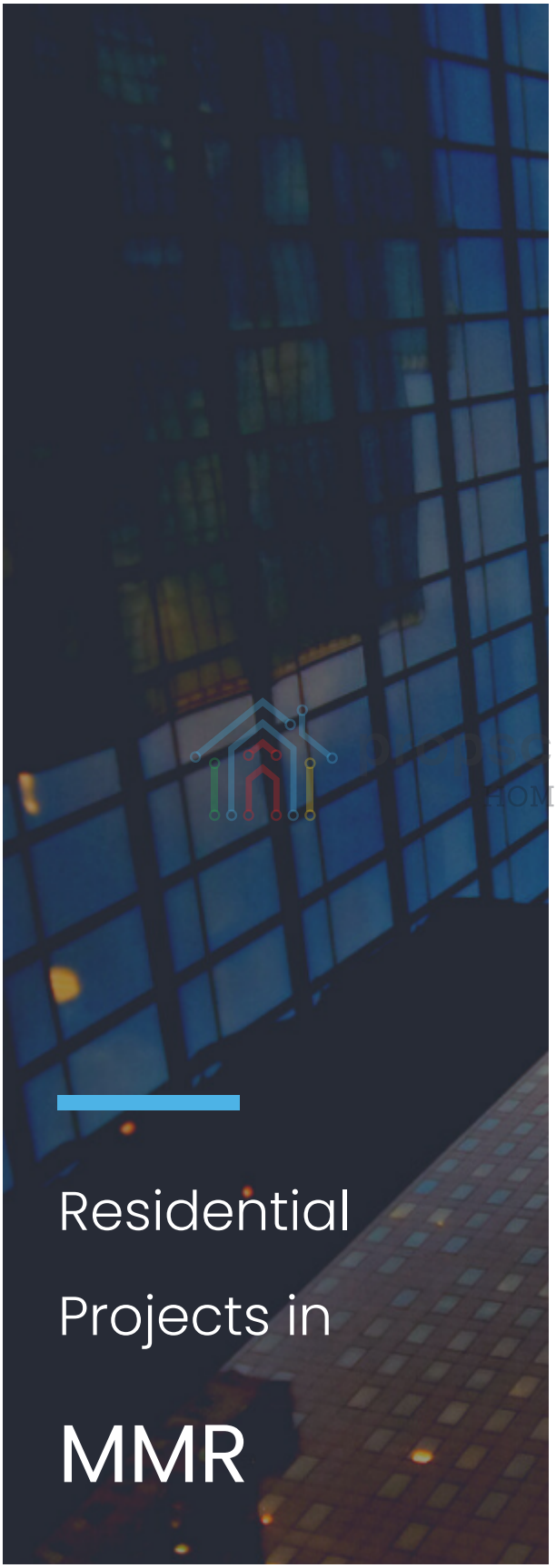
propscience.com

PROP REPORT



Mahavir Spring-Tulip Phase 1

MahaRERA Number : P51700022994



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Apna Bazar	NA	NA

propscience.com
HOME TRUTHS

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 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **20.4 Km**
- Bethany Hospital Bus Stop **220 Mtrs**
- Kapurbawdi Metro Station **2.1 Km**
- Thane Railway Station **6.1 Km**
- Godbunder Road **3.3 Km**
- Bethany Hospital **0.2 Km**
- C.P. Goenka International School **2.3 Km**
- Viviana Mall **2.6 Km**
- D'Mart **7.2 Km**

MAHAVIR SPRING-TULIP PHASE 1

LAND & APPROVALS

propscience.com
HOME TRUTHS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

MAHAVIR SPRING-TULIP PHASE 1

BUILDER & CONSULTANTS

The companies of the Damji Shamji Shah Group are a certified company ISO 9001: 2015 and have been established as one of the most distinctive real estate developers and trust in the suburbs of Mumbai especially in eastern and central and Thane. We always establish a new point of reference for all our creation, a residential, commercial, or recreational building. The quality, comfort, and splendor in every project show their commitment to customers Over the course of over 59 years in construction and development projects, they understood all customer needs and, therefore, they created an environment that is best suited to them. They introduced innovative concepts in construction to establish new lifestyle standards. They serve the best of planning plans, services, places, etc., which will spend a long way to guarantee a better environment to live or work in. Damji Shamji Shamji Group helps you create memories by doing the classrooms and offices of the world-class class. A place you need generations. I am a group that is still efficient and meticulous in its focus.

propscience.com
HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MAHAVIR SPRING-TULIP PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2024	12147.68 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

propscience.com
HOME TRUTHS

MAHAVIR SPRING-TULIP PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Mahavir Spring	4	39	10	1 BHK,2 BHK,3 BHK	390

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

MAHAVIR SPRING-TULIP PHASE 1

propscience.com
HOME TRUTHS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	460 sqft
2 BHK	599 sqft
3 BHK	842 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble 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,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled,Optic Fiber Cable
White Goods	NA

propscience.com
HOME TRUTHS

MAHAVIR SPRING-TULIP PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	INR 18695.65	--	INR 8600000
2 BHK	INR 19031.72	--	INR 11400000
3 BHK	INR 21021.38	--	INR 17700000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

propscience.com
HOME TRUTHS

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,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	841	2	INR 16515000	INR 19637.34
July 2022	469	30	INR 8636000	INR 18413.65
June 2022	630	18	INR 11980000	INR 19015.87
May 2022	630	16	INR 11516000	INR 18279.37
May 2022	469	23	INR 8681000	INR 18509.59
May 2022	630	19	INR 11980000	INR 19015.87
April 2022	841	7	INR 15280000	INR 18168.85
April 2022	630	2	INR 12407400	INR 19694.29
April 2022	599	2	INR 10535000	INR 17587.65
March 2022	599	12	INR 9800000	INR 16360.6

propscience.com
HOME TRUTHS

March 2022	469	30	INR 8681000	INR 18509.59
March 2022	630	3	INR 11200000	INR 17777.78
February 2022	630	20	INR 11836828	INR 18788.62
November 2021	599	5	INR 11537000	INR 19260.43
November 2021	630	6	INR 12511000	INR 19858.73
October 2021	607	5	INR 11033100	INR 18176.44
October 2021	599	33	INR 11186000	INR 18674.46
October 2021	469	25	INR 7000000	INR 14925.37
September 2021	599	3	INR 11377000	INR 18993.32
September 2021	469	26	INR 7900000	INR 16844.35

propscience.com
HOME TRUTHS

MAHAVIR SPRING-TULIP 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.

Category	Score
Place	73
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	58
Project	69
People	56
Amenities	84

propscience.com
HOME TRUTHS

Building	70
Layout	65
Interiors	73
Pricing	40
Total	**70/100**

MAHAVIR SPRING-TULIP PHASE 1

propscience.com
HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do

so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

propscience.com
HOME TRUTHS

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.