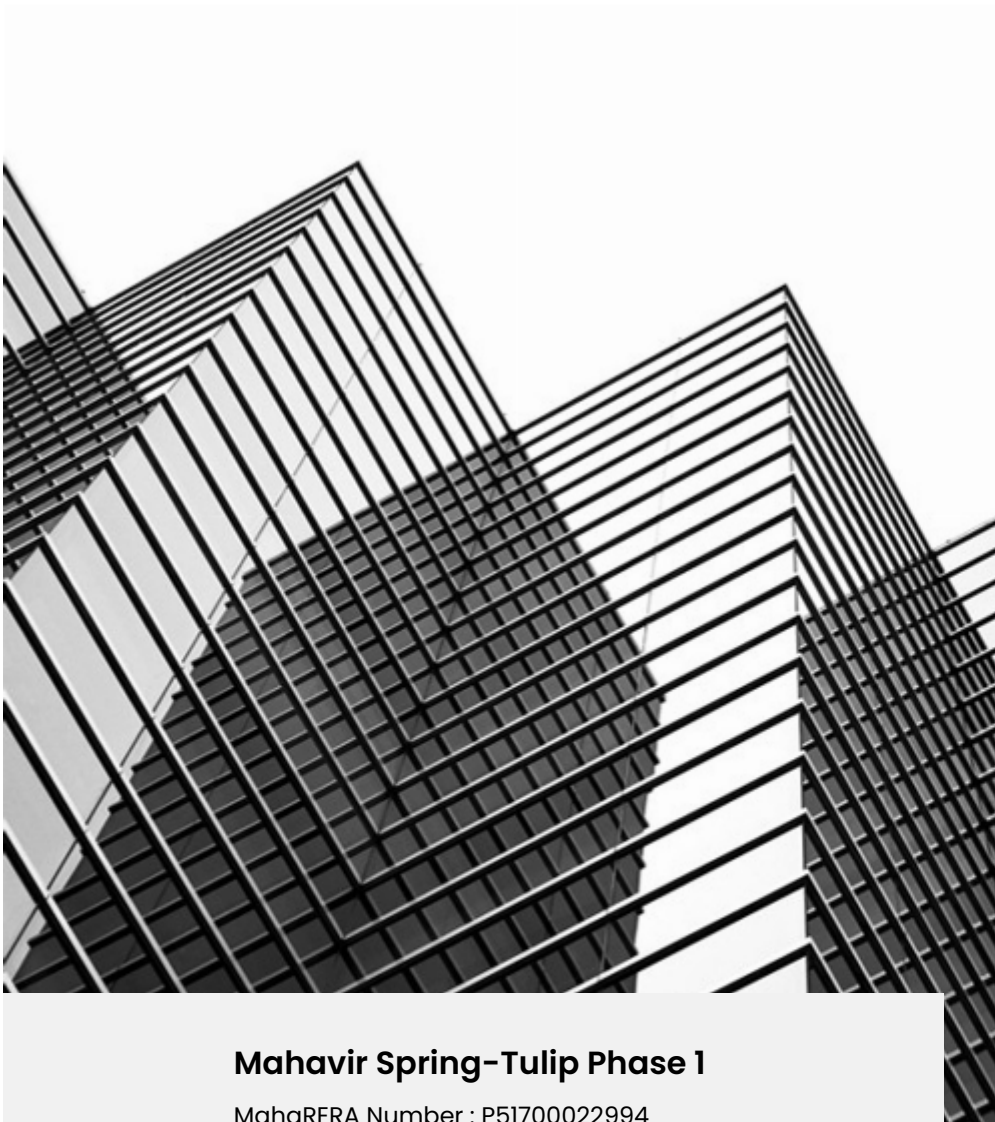


propscience.com

# PROP REPORT



**Mahavir Spring-Tulip Phase 1**

MahaRERA Number : P51700022994



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

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 a 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

### 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**

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MAHAVIR SPRING-TULIP

PHASE 1

## LAND & APPROVALS

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

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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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MAHAVIR SPRING-TULIP  
PHASE 1

# PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2024

12147.68 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

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

MAHAVIR SPRING-TULIP

PHASE 1

## BUILDING LAYOUT

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

## FLAT INTERIORS

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

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

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

MAHAVIR SPRING-TULIP  
PHASE 1

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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,Indialbulls Home Loans,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

MAHAVIR SPRING-TULIP

PHASE 1

## 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

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

MAHAVIR SPRING-TULIP  
PHASE 1

# PROJECT PROPSCORE

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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>	73
<b>Connectivity</b>	73
<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	58
<b>Project</b>	69
<b>People</b>	56
<b>Amenities</b>	84

<b>Building</b>	70
<b>Layout</b>	65
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>70/100</b>

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MAHAVIR SPRING-TULIP  
PHASE I

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