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# PROP REPORT



**Navkar Dahisar Manisha CHSL**

MahaRERA Number : P51800001210



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.

NAVKAR DAHISAR

MANISHA CHSL

## LOCATION

The project is in Dahisar (East). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujrati and Marathi. Some of the most notable projects in the area include MCL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
Dahisar 	NA	Ward R North

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Mumbai International Airport **17.8 Km**
- Borivali Bus Depot **2.5 Km**
- Dahisar Railway Station **1.1 Km**
- Western Express Highway **800 Mtrs**
- Sanjivani Hospital **1.0 Km**
- Rustomjee Business School **2.1 Km**
- Thakur Mall **4.8 Km**
- D mart **2.8 Km**

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## LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 30th June, 2021	713.30 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Indoor Games Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	Visitor's Room,ATM / Bank Attached
<b>Eco Friendly Features</b>	Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dahisar Manisha CHSL	2	11	4	1 BHK,2 BHK	44

First Habitable Floor

1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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MANISHA CHSL

## FLAT INTERIORS



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Configuration

RERA Carpet Range

1 BHK

381 - 425 sqft

2 BHK

530 - 816 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring

Vitrified Tiles,Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8763000 to 9775000
2 BHK	--	--	INR 12200000 to 18800000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	4%	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>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History

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

NAVKAR DAHISAR  
MANISHA CHSL

## 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>	65
<b>Connectivity</b>	83
<b>Infrastructure</b>	78
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53



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<b>Pricing</b>	30
<b>Total</b>	<b>52/100</b>

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MANISHA CHSL

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