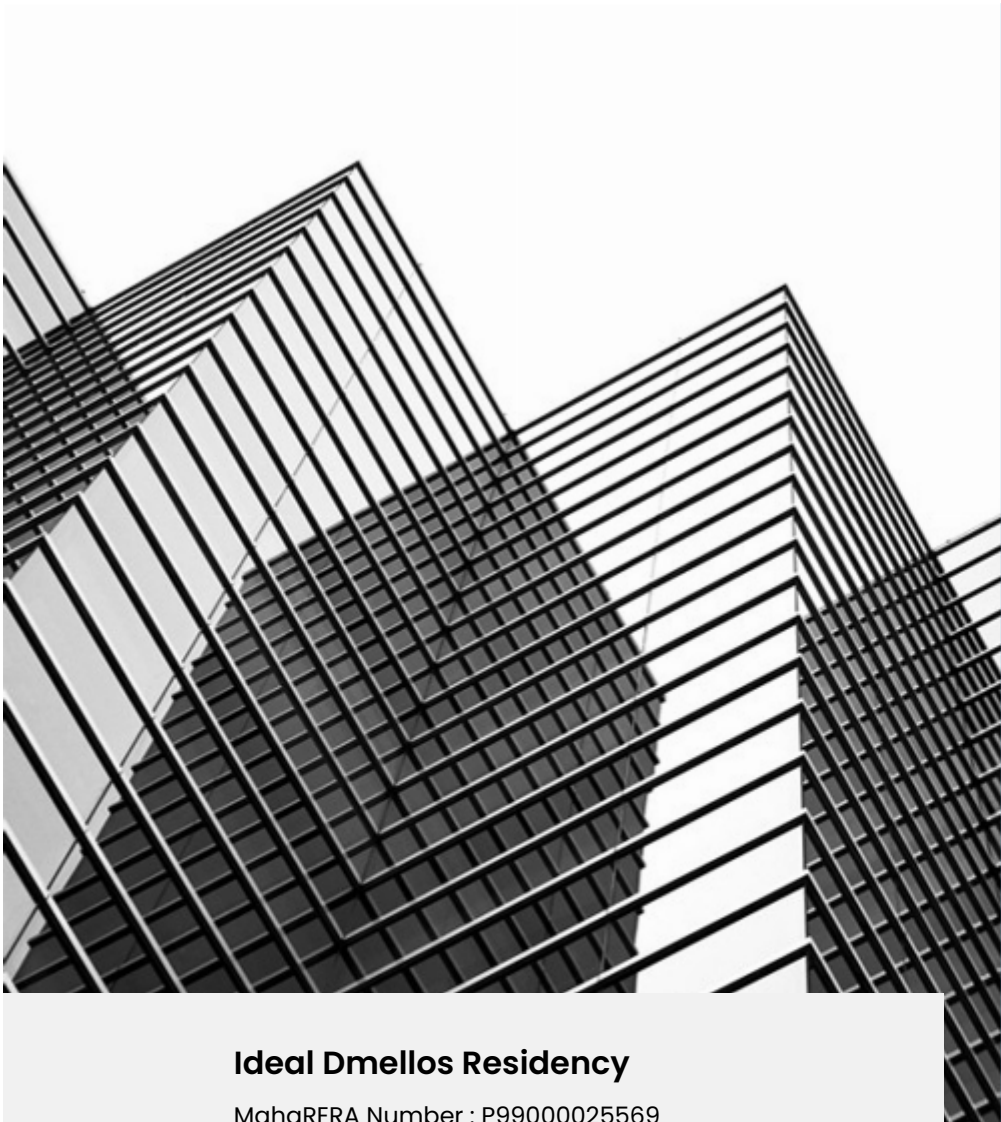


propscience.com

PROP REPORT



Ideal Dmellos Residency

MahaRERA Number : P99000025569



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.

Connectivity & Infrastructure

- International Airport **47.8 Km**
- Vasai Road Railway Station **1 Km**
- Shreyas Hospital **1.6 Km**
- St Francis High School **2.5 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

IDEAL DMELLOS RESIDENCY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	961.50 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

IDEAL DMELLOS RESIDENCY

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Furtado Residency	1	8	2	1 BHK,2 BHK,3 BHK	16
First Habitable Floor				2nd	

Services & Safety

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

IDEAL DMELLOS RESIDENCY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	368 - 429 sqft
2 BHK	518 - 644 sqft
3 BHK	706 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5188000 to 6048000
2 BHK	--	--	INR 7303800 to 9080400
3 BHK	--	--	INR 9954600

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

GST	Stamp Duty	Registration
5%	3%	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.
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Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

IDEAL DMELLOS RESIDENCY

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	63
Connectivity	33
Infrastructure	46

Local Environment	30
Land & Approvals	50
Project	55
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	44/100

IDEAL DMELLOS RESIDENCY

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