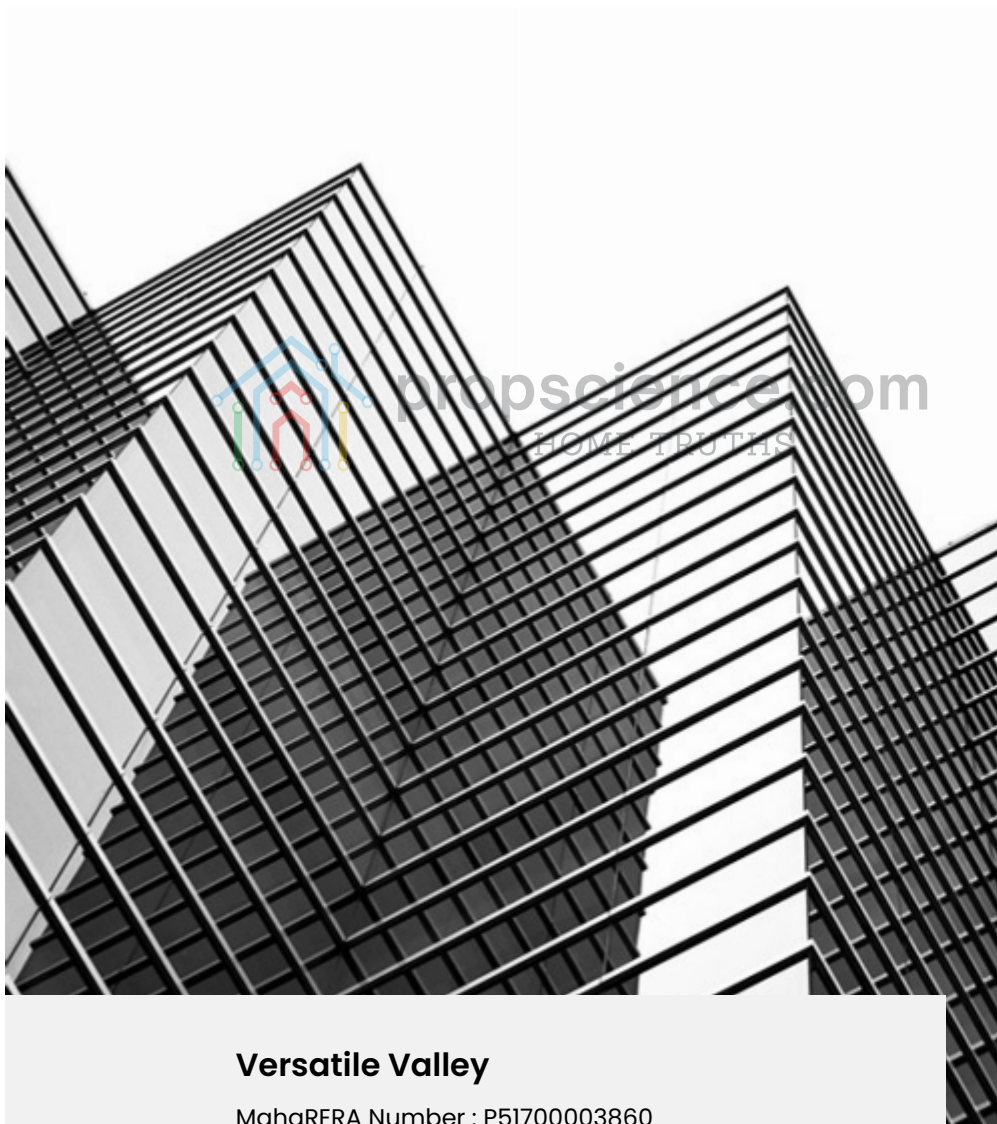


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PROP REPORT



Versatile Valley

MahaRERA Number : P51700003860



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

The project is in Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

 Post Office	 Police Station	 Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Nilje Railway Station **2.7 Km**
- Bijankur Hospital **330 Mtrs**
- Lodha World School **1.3 Km**
- Xperia Mall **800 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2022	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

Time Line	Size	Typography
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Completed on 31st December, 2019

12 Acre

1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Versatile Valley	4	22	8	1 BHK,2 BHK	176
Versatile Valey	4	22	8	1 BHK	176

First Habitable Floor


NA

Services & Safety

- **Security** : Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS



Configuration	RERA Carpet Range
1 BHK	398 sqft
2 BHK	592 sqft
1 BHK	387 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12241.21	--	INR 4872000
2 BHK	INR 9459.46	--	INR 5600000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 150000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

Transaction History

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



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ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	400	20	INR 4200000	INR 10500
June 2022	600	21	INR 7000000	INR 11666.67
May 2022	600	19	INR 6000000	INR 10000

May 2022	600	15	INR 7000000	INR 11666.67
April 2022	600	19	INR 4749020	INR 7915.03
March 2022	400	11	INR 3282000	INR 8205
March 2022	600	20	INR 7000000	INR 11666.67
February 2022	400	19	INR 4000000	INR 10000
January 2022	600	4	INR 5800000	INR 9666.67
January 2022	600	17	INR 4040000	INR 6733.33
December 2021	400	12	INR 3059700	INR 7649.25
December 2021	400	18	INR 3900000	INR 9750
December 2021	400	14	INR 2546276	INR 6365.69
November 2021	600	16	INR 7000000	INR 11666.67



November 2021	600	12	INR 7000000	INR 11666.67
November 2021	392	12	INR 4200000	INR 10714.29
October 2021	600	16	INR 4700000	INR 7833.33
July 2021	600	8	INR 4850000	INR 8083.33
June 2021	600	9	INR 4000000	INR 6666.67
June 2021	400	3	INR 2604000	INR 6510

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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	38
Connectivity	15
Infrastructure	60
Local Environment	30
Land & Approvals	58
Project	73
People	39
Amenities	42
Building	53
Layout	38
Interiors	30
Pricing	30
Total	42/100



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