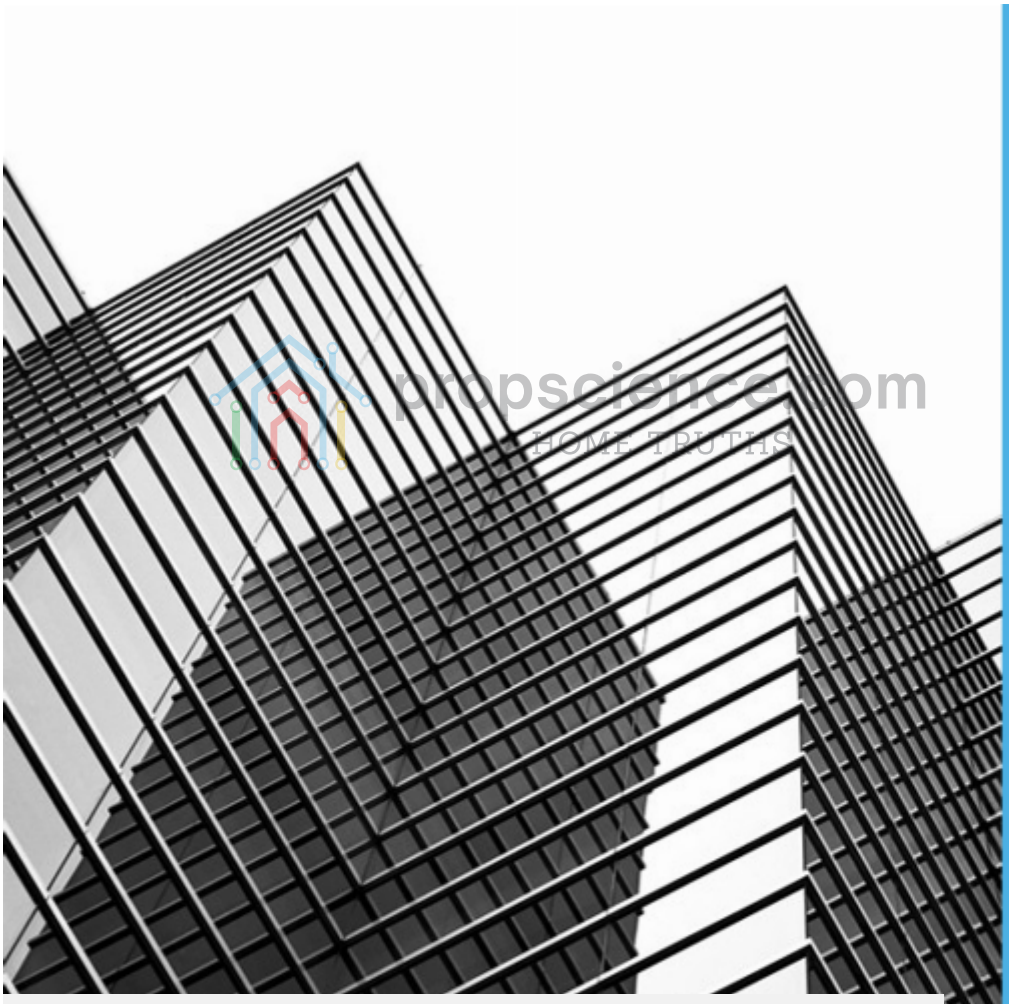
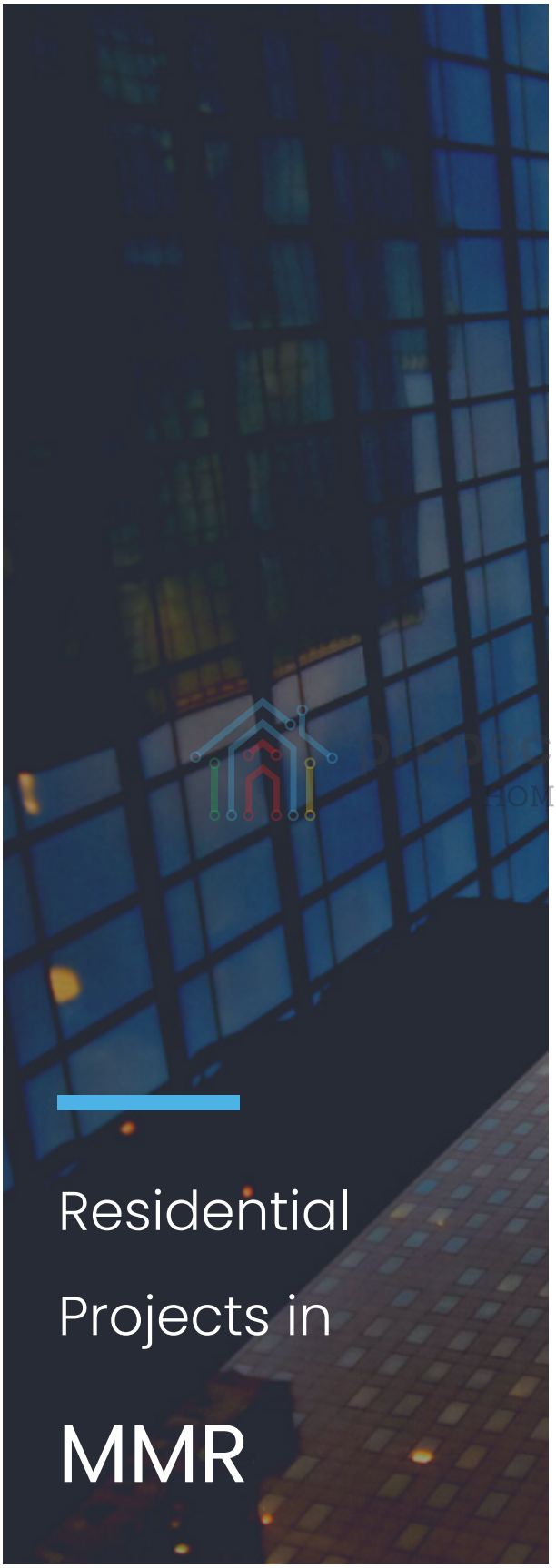
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PROP REPORT



Bhoir Jewels

MahaRERA Number : P51700003969



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.

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LOCATION

The project is in Dombivali West. 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.

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Post Office	Police Station	Municipal Ward
Vishnunagar	Vishnunagar Police Station	Ward H

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 110 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **42 Km**
- Dombivli Bus Depot MIDC **3.9 Km**
- Dombivali Railway Station **1.1 Km**
- Kalyan Shilphata Road **4.8 Km**
- Anish Hospital **4.2 Km**
- CMS English School **1 Km**
- Metro Mall **6.9 Km**
- R K Bazar **600 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
PNB Housing Finance Ltd	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2020	7693 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel

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BUILDING LAYOUT

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

Wing A	3	18	8	1 BHK,2 BHK,Studio	144
Wing B	3	16	8	1 BHK,2 BHK	128
Wing C	1	7	4	1 BHK,2 BHK	28

First Habitable Floor	1st

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	337.77 - 381.15 sqft
2 BHK	471.99 - 537.76 sqft

1 BHK	337.77 - 381.15 sqft
2 BHK	471.99 - 479.96 sqft
1 BHK	337.77 sqft
2 BHK	471.99 sqft
Studio	257.68 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,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	NA
White Goods	Modular Kitchen,Air Conditioners

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 17633.48	INR 5966000	INR 6280000 to 7393100
2 BHK	INR 16719.35	INR 8308700	INR 8746000 to 9990000
Studio	INR 180116.96	INR 4312000	INR 4790000

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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 1200000	INR 0

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

Transaction History

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

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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.

Category	Score
Place	45
Connectivity	63

Infrastructure	64
Local Environment	90
Land & Approvals	50
Project	61
People	43
Amenities	48
Building	78
Layout	45
Interiors	73
Pricing	40
Total	**58/100**

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