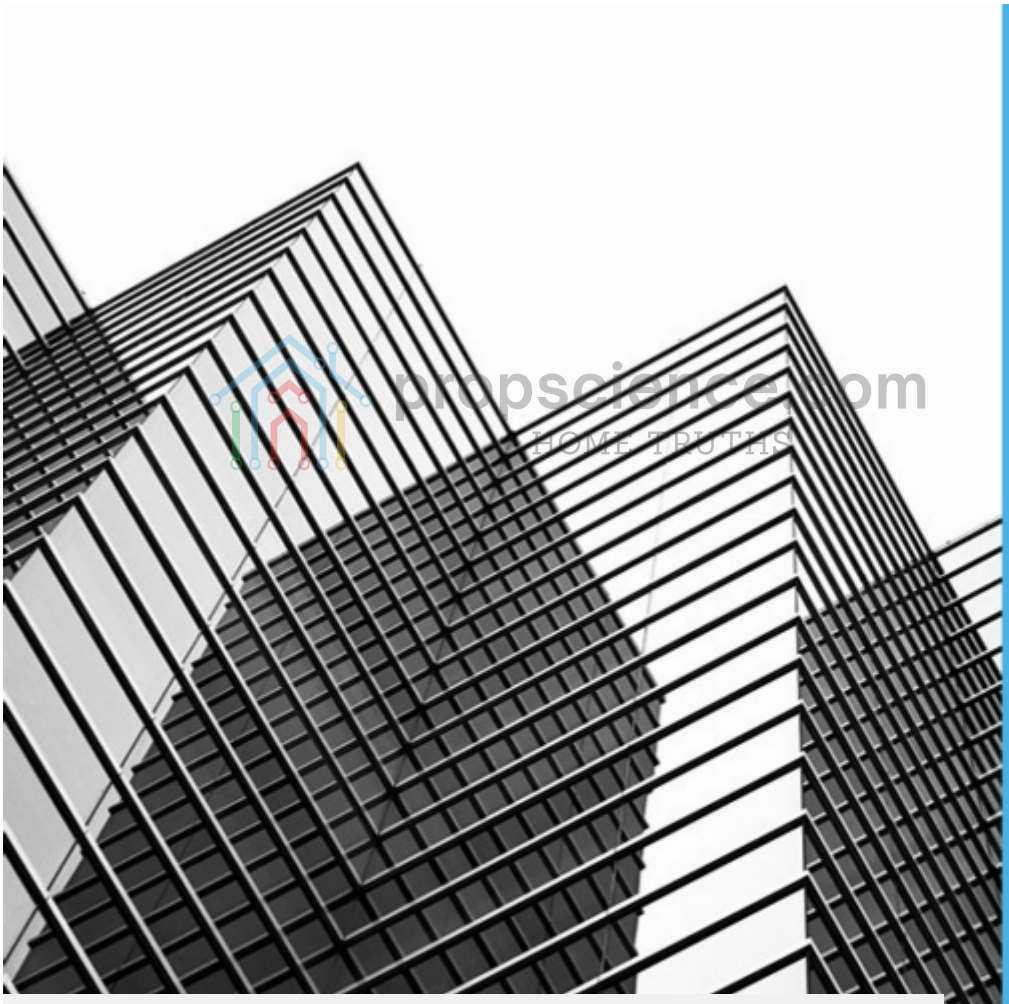
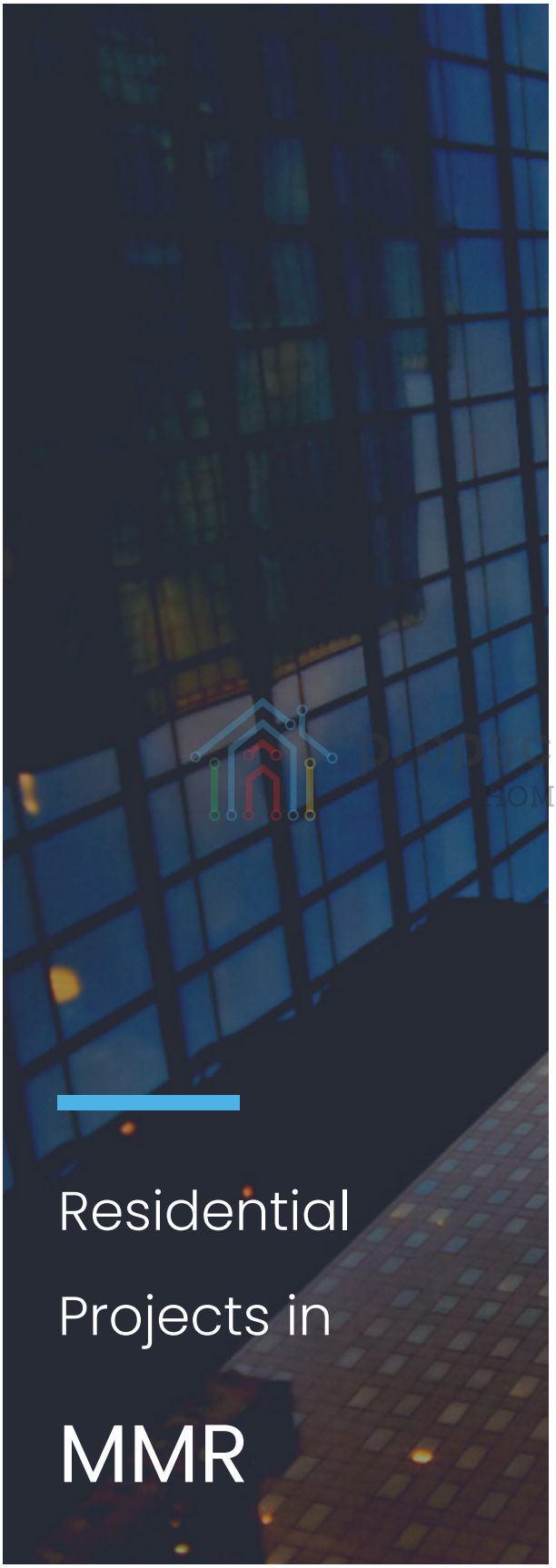
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PROP REPORT



Shubham Galaxy - Wing A

MahaRERA Number : P51700010970



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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SHUBHAM GALAXY - WING A

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.

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HOME TRUTHS

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

- Dombivali Railway Station **2.3 Km**
- Anish Hospital **1.1 Km**
- CMS English School **5.1 Km**
- Xperia Palava Mall **6.1 Km**

SHUBHAM GALAXY - WING A

LAND & APPROVALS

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

SHUBHAM GALAXY - WING A

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HOME TRUTHS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHUBHAM GALAXY - WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2020	1601.22 Sqmt	1 BHK,2 BHK,3 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

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HOME TRUTHS

SHUBHAM GALAXY - WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	1	7	4	1 BHK,2 BHK,3 BHK,Studio	28

First Habitable Floor	NA

Services & Safety

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

SHUBHAM GALAXY - WING A

FLAT INTERIORS

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HOME TRUTHS

Configuration	RERA Carpet Range
Studio	331 - 338 sqft
1 BHK	374 - 379 sqft
2 BHK	622 - 630 sqft
3 BHK	728 - 841 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

SHUBHAM GALAXY - WING A

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HOME TRUTHS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 10848.94	--	INR 3591000 to 3667000
1 BHK	INR 10846.56	--	INR 4057000 to 4112000

2 BHK	INR 10781.5	--	INR 6749000 to 6803000
3 BHK	INR 10849.76	--	INR 7899000 to 9125000

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	NA	NA

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HOME TRUTHS

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

Transaction History

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

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	30
Infrastructure	38
Local Environment	30
Land & Approvals	44
Project	55
People	39

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HOME TRUTHS

Amenities	30
Building	53
Layout	38
Interiors	30
Pricing	30
Total	**38/100**

SHUBHAM GALAXY - WING A

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HOME TRUTHS

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