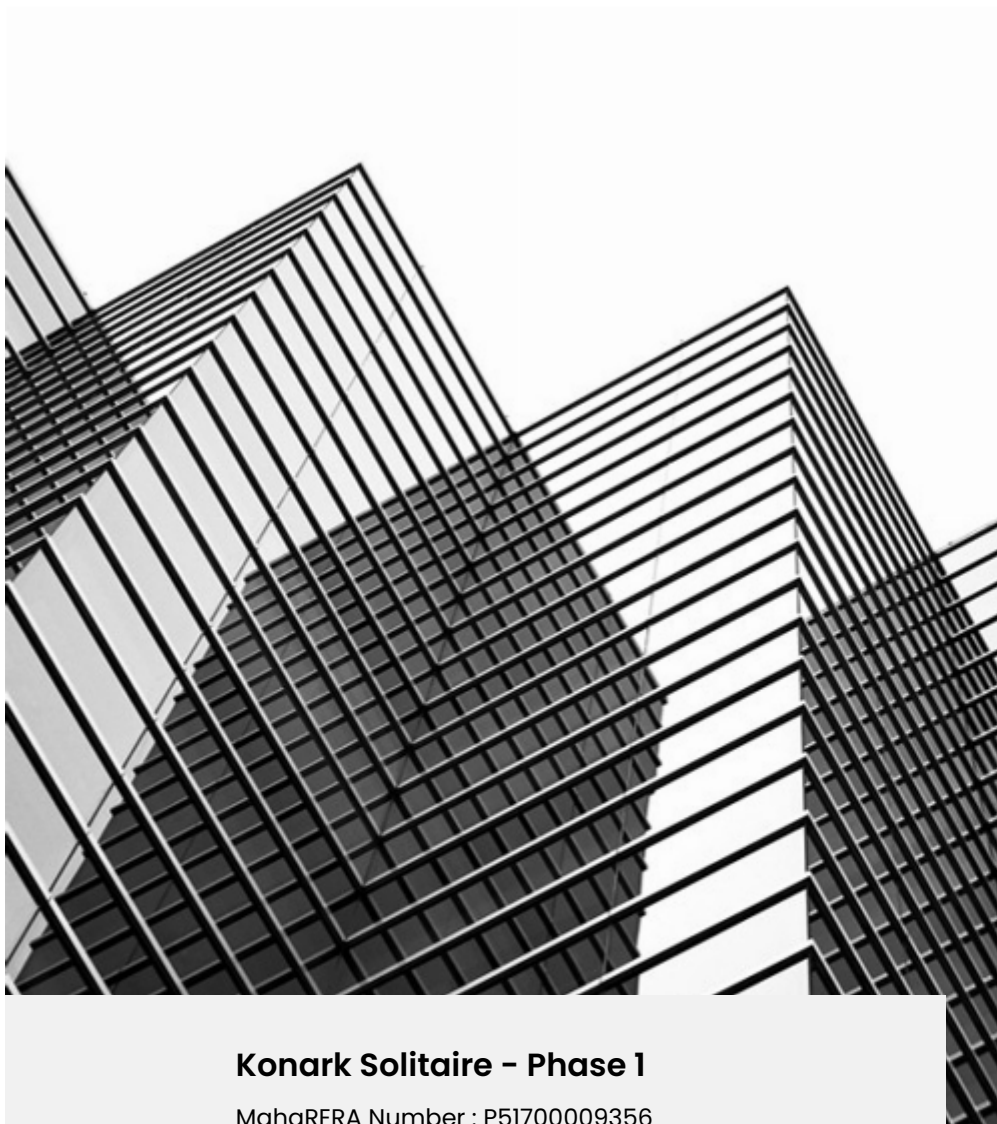


propscience.com

PROP REPORT



Konark Solitaire - Phase 1

MahaRERA Number : P51700009356



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 Kalyan 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.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Kalyan City | NA | NA |

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Kalyan Raliway Station **6.7 Km**
- Ayush Hospital **5.4 Km**
- Don Bosco School **6.8 Km**
- Metro Junction Mall **8 Km**

KONARK SOLITAIRE -
PHASE 1

LAND & APPROVALS

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

KONARK SOLITAIRE -
PHASE 1

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

KONARK SOLITAIRE -
PHASE 1

PROJECT & AMENITIES

| | | |
|------------------------------|-------------|-------------------|
| Time Line | Size | Typography |
| Completed on 30th June, 2019 | 584.49 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

KONARK SOLITAIRE –
PHASE 1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Opal | 4 | 13 | 8 | 1 BHK,2 BHK | 104 |
| Pearl | 2 | 13 | 5 | 1 BHK | 65 |

First Habitable Floor

1st

Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

KONARK SOLITAIRE –
PHASE I

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|--------------------|
| 1 BHK | 361 - 365.3 sqft |
| 2 BHK | 473 - 476.9 sqft |
| 1 BHK | 353.4 - 357.4 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

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

KONARK SOLITAIRE –
PHASE I

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 8376.68 | INR 3020000 | INR 3297000 to 3410000 |
| 2 BHK | INR 9133.19 | INR 4320000 | INR 4800000 to 4850000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 0% | 3% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | INR 0 |

| | |
|----------------------------|--|
| Festive Offers | (PMAY) Pradhan Mantri Bhas Yojna, benefits upto Rs. 260000 |
| Payment Plan | NA |
| Bank Approved Loans | HDFC Bank |

Transaction History

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

KONARK SOLITAIRE -
PHASE I

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 | 55 |
| Connectivity | 30 |
| Infrastructure | 30 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 68 |
| People | 39 |
| Amenities | 42 |
| Building | 53 |
| Layout | 38 |
| Interiors | 45 |
| Pricing | 30 |

Total

42/100

KONARK SOLITAIRE -
PHASE 1

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