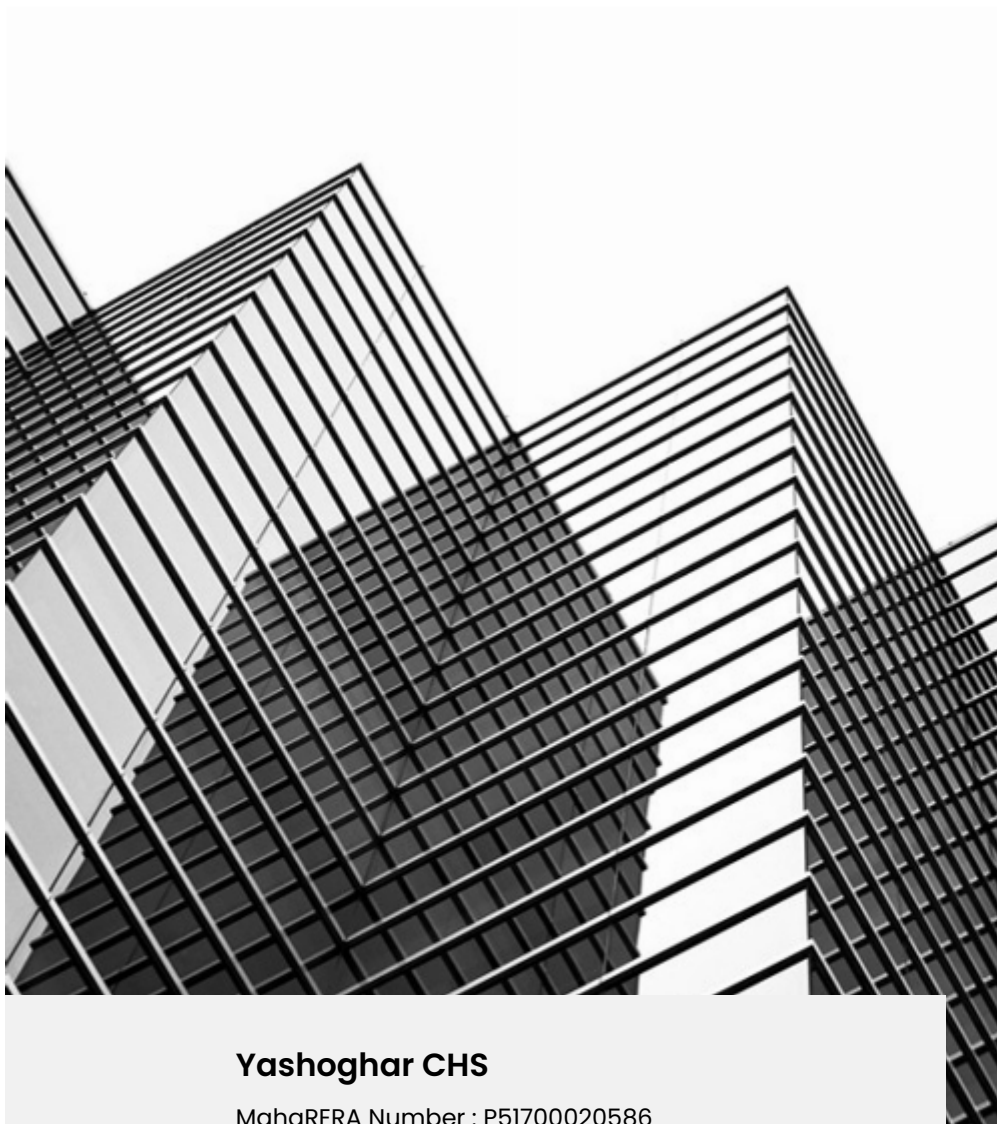


propscience.com

# PROP REPORT



**Yashoghar CHS**

MahaRERA Number : P51700020586



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
Dombivali	NA	Ward F

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Dombivili Railway station **900 Mtrs**
- Anish Hospital **1.7 Km**
- CMS English School **2.7 Km**
- Metro Junction Mall **5.5 Km**

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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
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December,  
2020

854.10  
Sqmt

1 BHK,2 BHK,3  
BHK,Studio

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Water Storage

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## BUILDING LAYOUT

<b>Tower Name</b>	<b>Number of Lifts</b>	<b>Total Floors</b>	<b>Flats per Floor</b>	<b>Configurations</b>	<b>Dwelling Units</b>
Yashoghar CHS	1	7	4	1 BHK,2 BHK,3 BHK,Studio	28

**First Habitable Floor**

1st

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	430 - 488 sqft
2 BHK	510.4 - 935.4 sqft
3 BHK	747 - 912 sqft
Studio	235 - 412 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 10917.16	INR 2590000	INR 2855000 to 5060000
1 BHK	INR 10930.23	INR 4700000	INR 5225000 to 5930000
2 BHK	INR 10862.07	INR 5544000	INR 6160000 to 11400000
3 BHK	INR 10950.47	INR 8180000	INR 9090000 to 11100000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

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

### Transaction History

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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	30
<b>Infrastructure</b>	58
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45

<b>Pricing</b>	30
<b>Total</b>	<b>41/100</b>

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