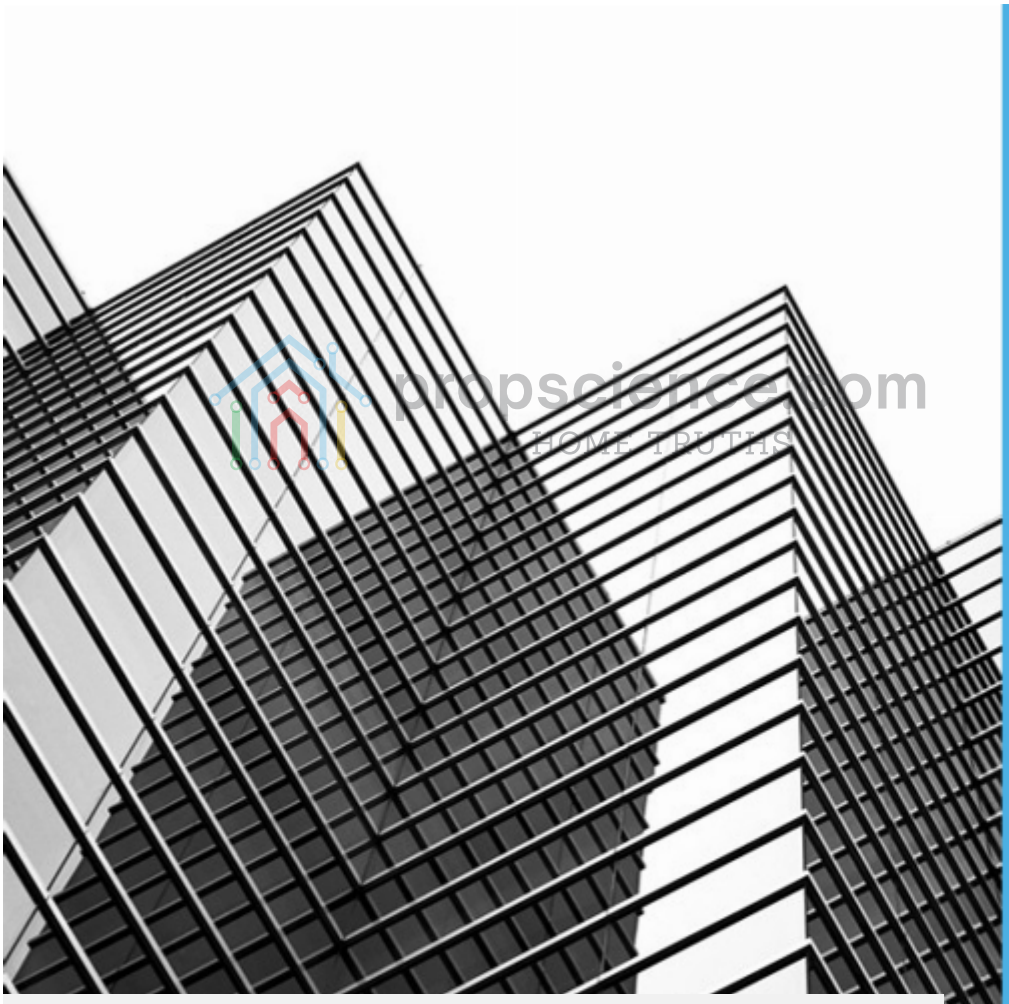
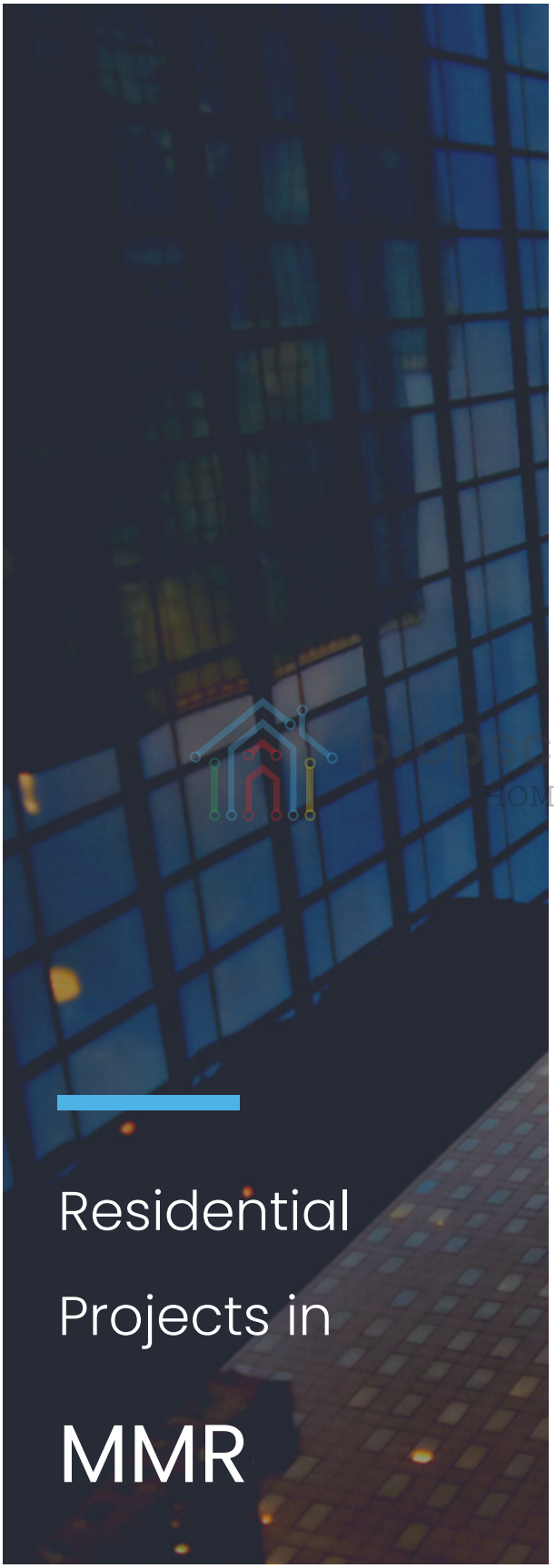
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PROP REPORT



Mangeshi Crystal

MahaRERA Number : P51700009923



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 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.

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Post Office	Police Station	Municipal Ward
Kalyan City	Kalyan Taluka Police Station	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **47 Km**
- Chhatrapati Shivaji Maharaj International Airport **43.1 Km**
- Vasant Valley bus terminus **2.4 Km**
- Kalyan Railway Station **2.3 Km**
- MH MSH 2, Bhoirwadi, **250 Mtrs**
- Holy Cross Hospital **1.1 Km**
- B.K Birla Public School **650 Mtrs**
- Metro Junction Mall **4.2 Km**
- Patel R Mart **1.8 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2018	846 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
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

Wing A	1	8	2	1 BHK,2 BHK,Studio	16
Wing B	1	8	2	1 BHK,2 BHK,Studio	16

First Habitable Floor	3rd floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	759.44 - 772.89 sqft
Studio	240.38 sqft
1 BHK	354.97 - 483.45 sqft

2 BHK	759.44 - 772.89 sqft
Studio	240.38 sqft
1 BHK	354.97 - 483.45 sqft

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

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
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 12959.55	INR 9842000	INR 10360000 to 13730000
Studio	INR 12962.81	INR 3116000	INR 3280000
1 BHK	INR 12969.27	INR 4603700	INR 4846000 to 6600000

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

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GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

MANGESHI CRYSTAL

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.

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Category	Score
Place	55
Connectivity	83
Infrastructure	78
Local Environment	70

Land & Approvals	50
Project	59
People	39
Amenities	42
Building	78
Layout	48
Interiors	55
Pricing	40
Total	**58/100**

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MANGESHI CRYSTAL

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