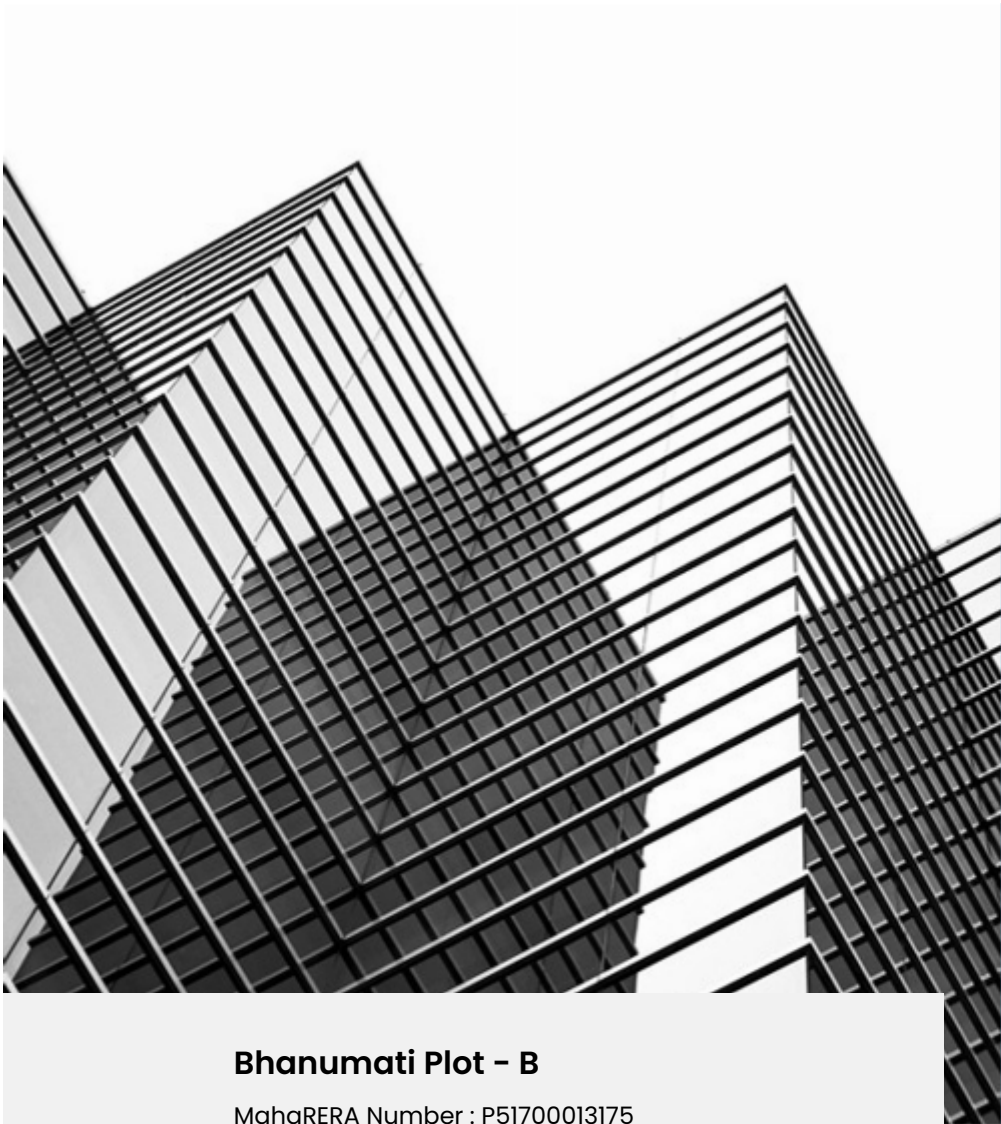


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PROP REPORT



Bhanumati Plot - B

MaharERA Number : P51700013175



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 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 |
|--------------|--------------------------|----------------|
| Katemanivali | Kolsewadi Police Station | Ward D |

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 155 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **47 Km**
- Vitthalwadi S.T. Depot **1.9 Km**
- Kalyan Junction East **2.6 Km**
- Kalyan Shil Road **2.9 Km**
- AJ Manvata Hospital **300 Mtrs**
- Model College of Science and Commerce **700 Mtrs**
- Metro Junction Mall **3.2 Km**
- Reliance SMART Point **2.7 Km**

BHANUMATI PLOT – B

LAND & APPROVALS

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

BHANUMATI PLOT – B

BUILDER & CONSULTANTS

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|--------------|-------------------|
| 2021 Ready to move | 2512.75 Sqmt | 1 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Kids Play Area |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

BUILDING LAYOUT

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

| | | | | | |
|-----------------------|---|----|---|----------------------|----|
| Bhanumati Tower B | 2 | 14 | 6 | 1 BHK,2 BHK,3 BHK | 84 |
| First Habitable Floor | | | | Ground | |

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,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,Stretchers Lift

BHANUMATI PLOT – B

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|-----------------------|
| 1 BHK | 348 – 438 sqft |
| 2 BHK | 560 – 614 sqft |
| 3 BHK | 690 – 766 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,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

BHANUMATI PLOT – B

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 8155.25 | INR 2914000 | INR 3100000 to 3800000 |

| | | | |
|-------|-------------|-------------|------------------------|
| 2 BHK | INR 8076.55 | INR 4540000 | INR 4830000 to 5276000 |
| 3 BHK | INR 8105.8 | INR 5593000 | INR 5950000 to 6650000 |

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 | 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,ICICI 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 | 83 |
| Infrastructure | 78 |
| Local Environment | 90 |
| Land & Approvals | 44 |
| Project | 59 |
| People | 48 |
| Amenities | 42 |

| | |
|------------------|---------------|
| Building | 78 |
| Layout | 45 |
| Interiors | 65 |
| Pricing | 40 |
| Total | 59/100 |

BHANUMATI PLOT - B

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