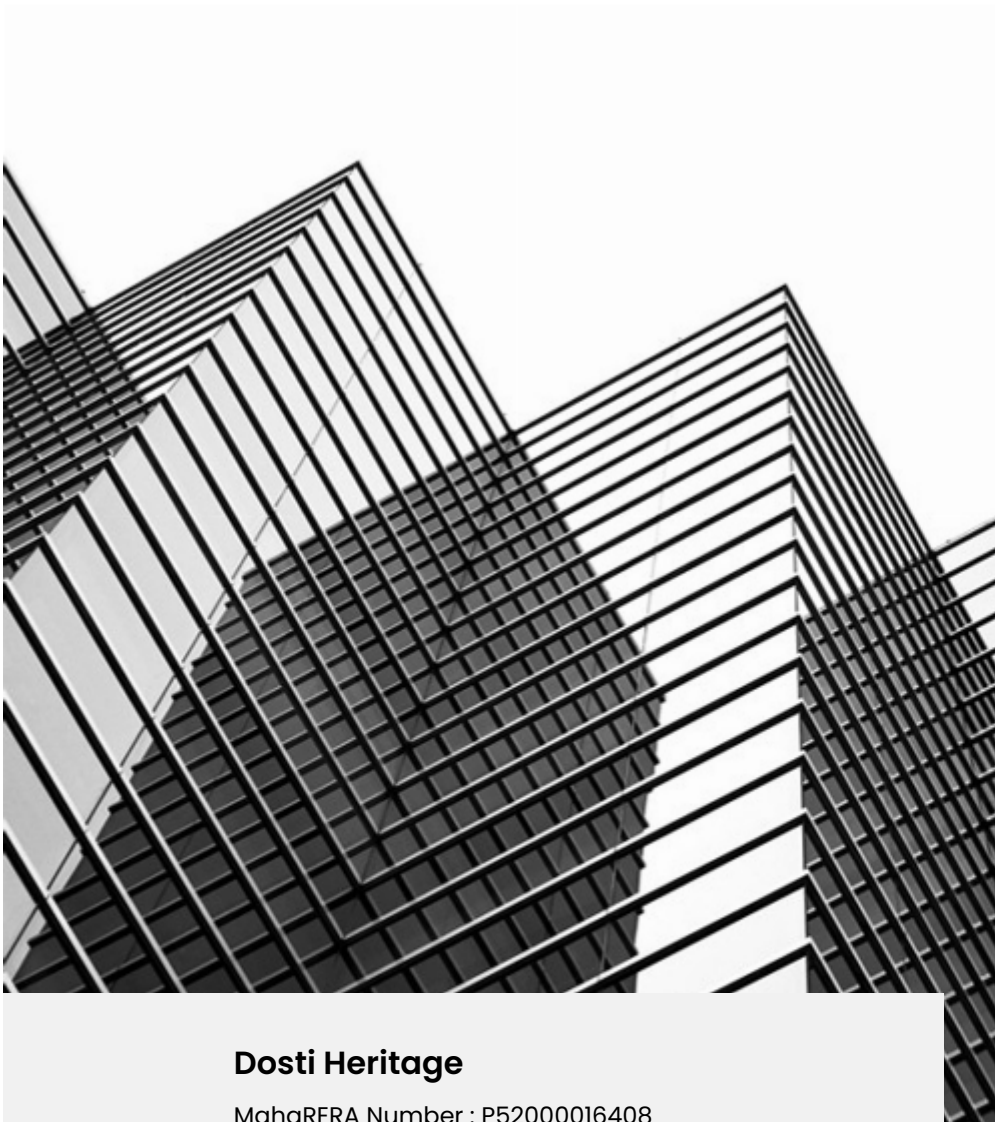


propscience.com

PROP REPORT



Dosti Heritage

MahaRERA Number : P52000016408



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

Post Office	Police Station	Municipal Ward
NA	Karanjade Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **47.5 Km**
- Panvel Bus Depot **2.6 Km**
- Panvel Railway Station **2.9 Km**
- Mumbai Pune Expressway **5.6 Km**
- Panvel Hospital **1.1 Km**
- DAV Public School **4.5 Km**
- Orion Mall **3 Km**
- D Mart **4.7 Km**

LAND & APPROVALS

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

DOSTI HERITAGE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

DOSTI HERITAGE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1724.43 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	NA
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting

DOSTI HERITAGE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosty Heritage	2	7	4	1 BHK,2 BHK,Studio	28
First Habitable Floor				1st	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

DOSTI HERITAGE

FLAT INTERIORS



Configuration	RERA Carpet Range
1 BHK	270 – 295 sqft
2 BHK	441 – 488 sqft
Studio	184 – 210 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	Anodized Aluminum / UPVC Window Frames
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 14500	INR 2668000	INR 2801400 to 3197250
1 BHK	INR 14500	INR 3915000	INR 4110750 to 4491375
2 BHK	INR 14500	INR 6394500	INR 6714225 to 7429800

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	NA

Transaction History

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

DOSTI HERITAGE

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	53
Connectivity	65

Infrastructure	70
Local Environment	100
Land & Approvals	44
Project	59
People	30
Amenities	44
Building	78
Layout	45
Interiors	48
Pricing	40
Total	56/100

DOSTI HERITAGE

Disclaimer

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