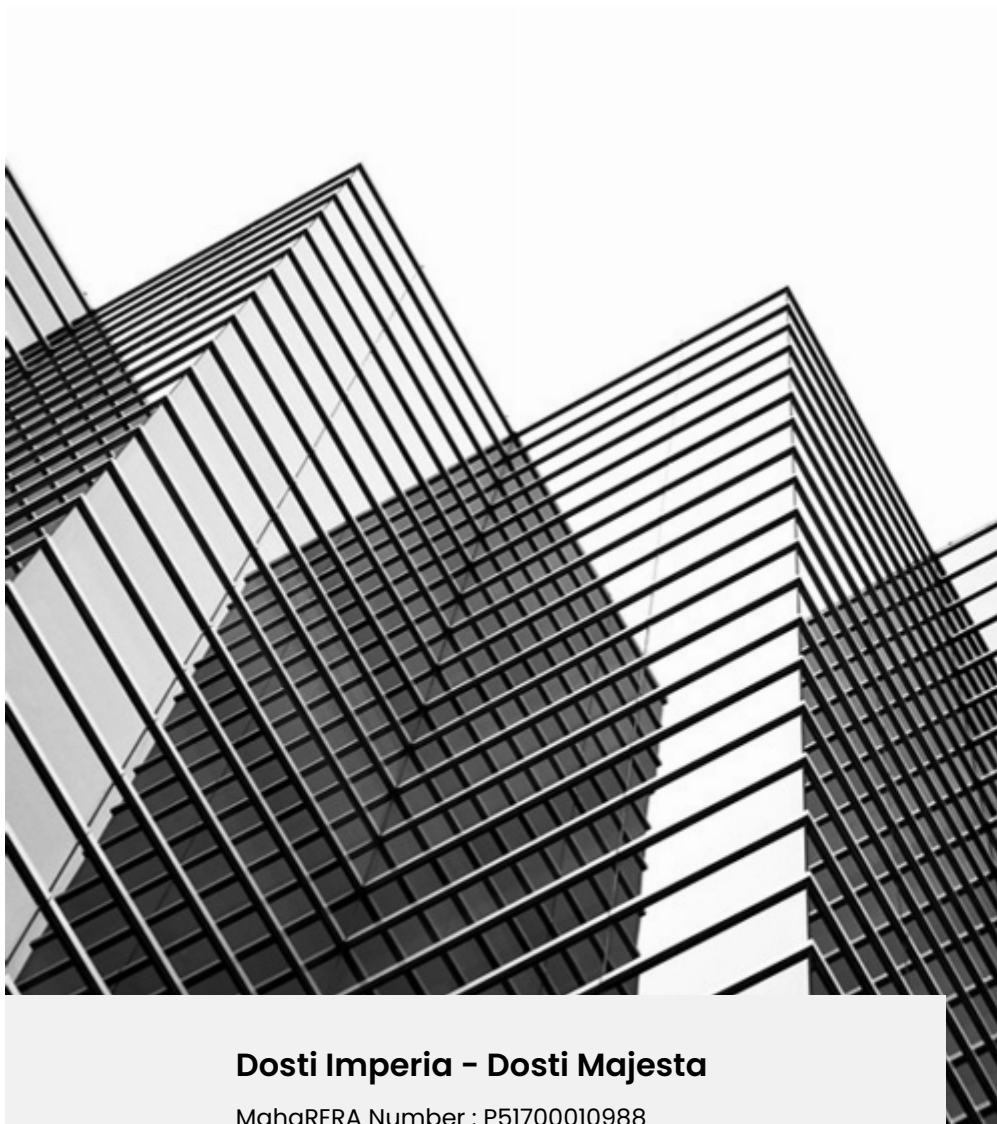


propscience.com

PROP REPORT



Dosti Imperia - Dosti Majesta

MahaRERA Number : P51700010988



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 47 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.6 Km**
- MSRTC Khopat Bus Station **3.8 Km**
- Thane Railway Station **5.6 Km**
- Ghodbunder Rd **41 Mtrs**
- Titan Hospital, Ghodbunder Rd **550 Mtrs**
- St . Xaviers English High School **1.0 Km**
- R-Mall Thane west **800 Mtrs**
- DMart Kolshet **2.0 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Dosti Realty has successfully executed numerous residential, commercial, retail and IT park projects in Mumbai and Thane over the past three decades. Known for its quality, fast delivery and innovation, the company has now spread to other cities such as Ahmedabad and Pune. The company is driven by the vision of empowering customers to experience lavish lifestyle at a reasonable price by bringing more luxury into the affordable price category.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	446.2 Sqmt	4 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area
Business & Hospitality	Visitor's Room,Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Majesta	3	28	2	4 BHK	56

First Habitable Floor	5th
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Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

DOSTI IMPERIA – DOSTI
MAJESTA

FLAT INTERIORS

Configuration	RERA Carpet Range
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4 BHK

1543 - 1552 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

DOSTI IMPERIA - DOSTI
MAJESTA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 30900000 to 31100000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IDBI Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind 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	73
Connectivity	55
Infrastructure	100
Local Environment	90
Land & Approvals	56
Project	78
People	65

Amenities	84
Building	65
Layout	80
Interiors	73
Pricing	30
Total	71/100

DOSTI IMPERIA - DOSTI
MAJESTA

Disclaimer

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