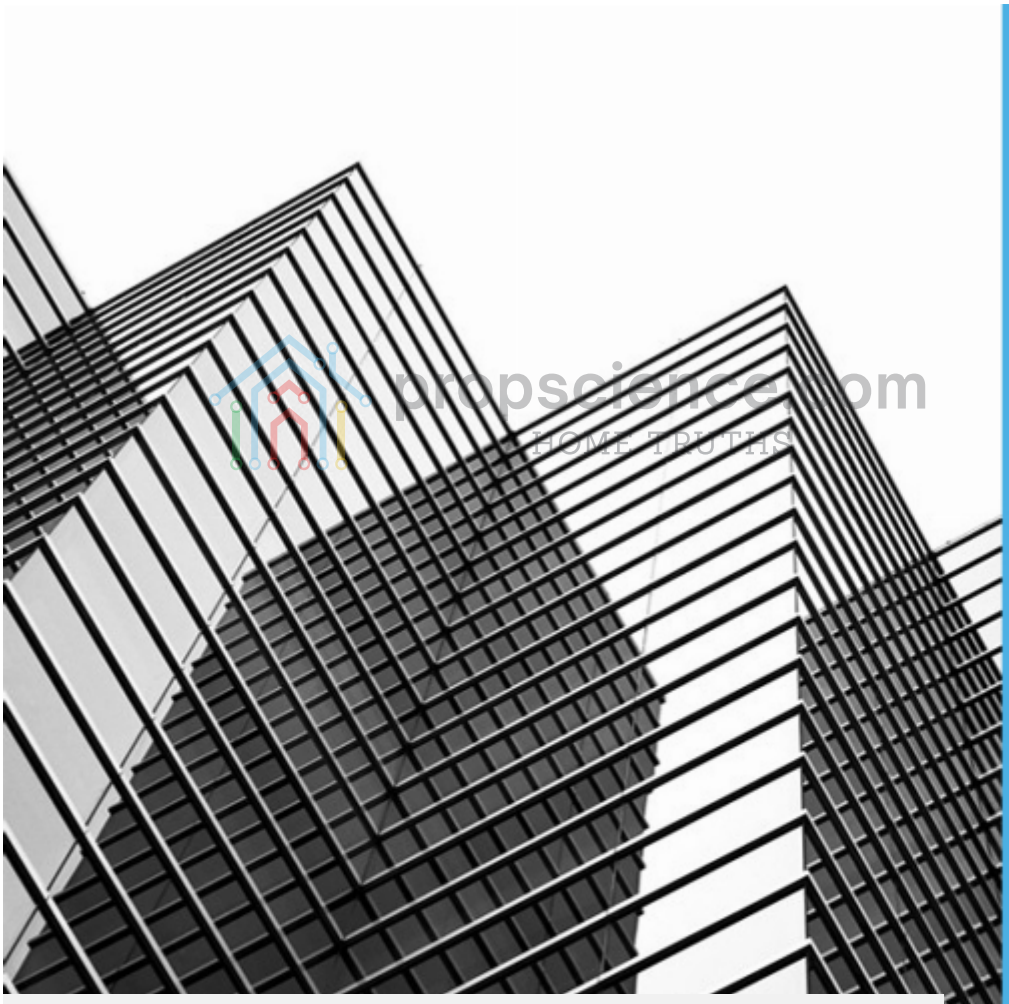
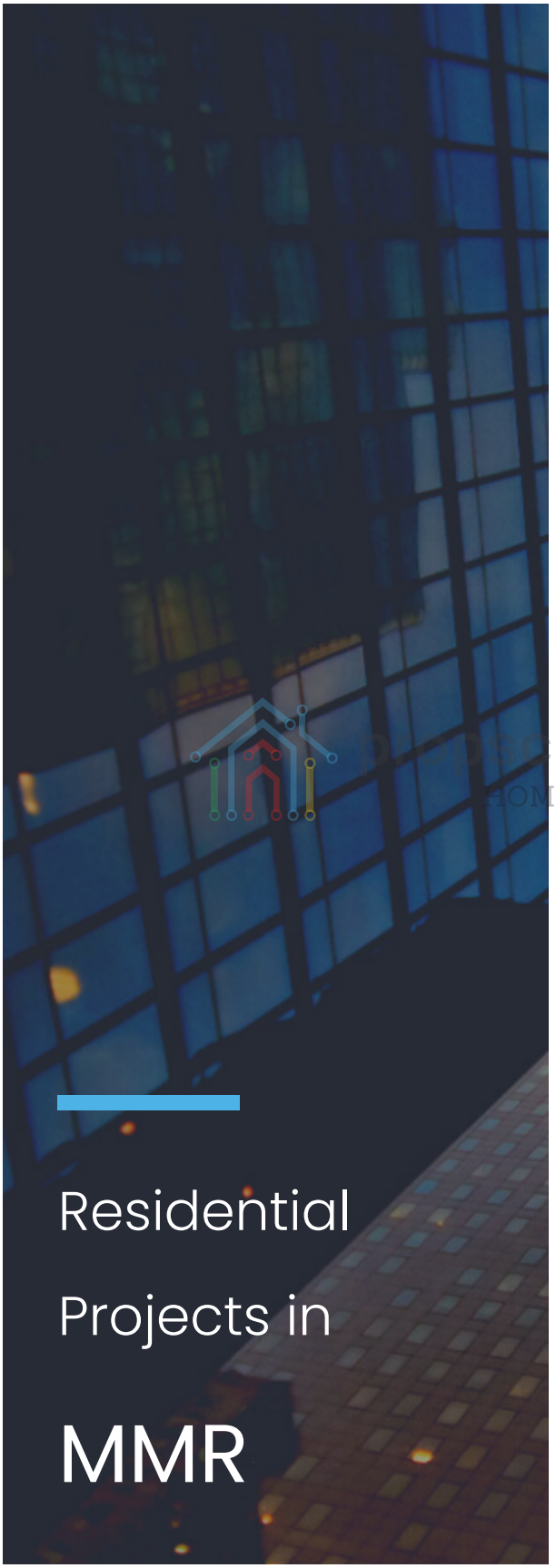
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PROP REPORT



Cosmos Jewels

MahaRERA Number : P51700005760



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 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 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
NA	Kasarwadawali Police Station	NA

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.2 Km**
- Khopat Bus Depot **9.4 Km**
- Thane Station **9.8 Km**
- Ghodbunder Rd **120 Mtrs**
- Vedant Hospital, Ghodbunder Road **1.6 Km**
- New Horizon Scholar's School **1.2 Km**
- BIG MALL **1.2 Km**
- D-Mart, Ghodbunder Rd **120 Mtrs**

COSMOS JEWELS

LAND & APPROVALS

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

COSMOS JEWELS

BUILDER & CONSULTANTS

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Mr. Suraj Parmar, Mr. Pradip Chopra, and Mr. Manish Mehta established the business in the year 2000, and it takes pleasure in its honesty, quality, and fantastic work. The founders of this business have a 30-year history in the building industry and have created townships in Virar, Vasai, Thane, and Nallasopara. Their high-quality work has established them as a force to be reckoned with in these fields. Quality Construction, On-Time Possession, and Transparent Dealing are among promises made by the Cosmos Group.

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

COSMOS JEWELS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2018	972.12 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel

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COSMOS JEWELS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ruby 1	2	22	6	1 BHK,2 BHK	132
Ruby 2	2	22	6	1 BHK,2 BHK	132

First Habitable Floor	4th

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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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COSMOS JEWELS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	612 sqft
2 BHK	823 sqft

1 BHK	612 sqft
2 BHK	823 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,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	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COSMOS JEWELS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9800000
2 BHK	--	--	INR 13200000

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

GST	Stamp Duty	Registration
1%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

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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 India,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital,YES 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	48
Infrastructure	100
Local Environment	90
Land & Approvals	50
Project	71
People	55

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Amenities	76
Building	55
Layout	61
Interiors	63
Pricing	30
Total	**64/100**

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