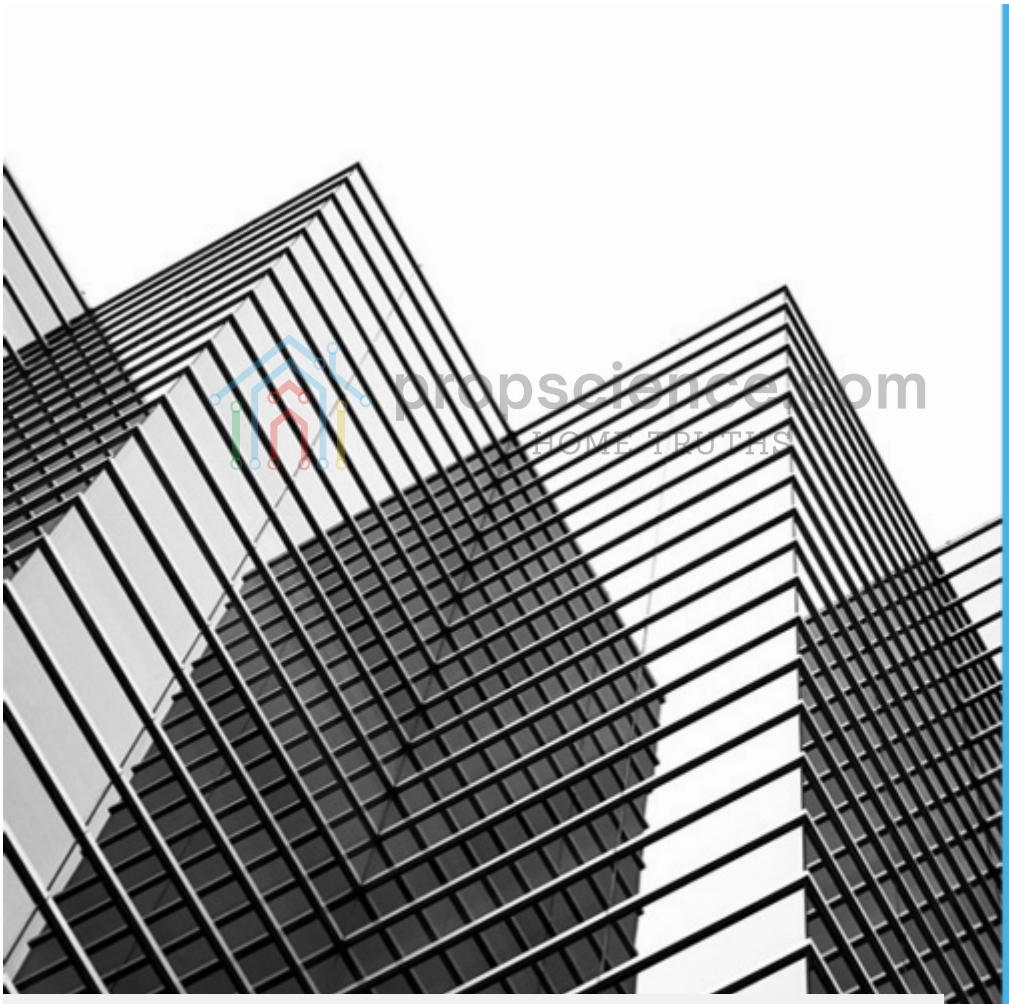
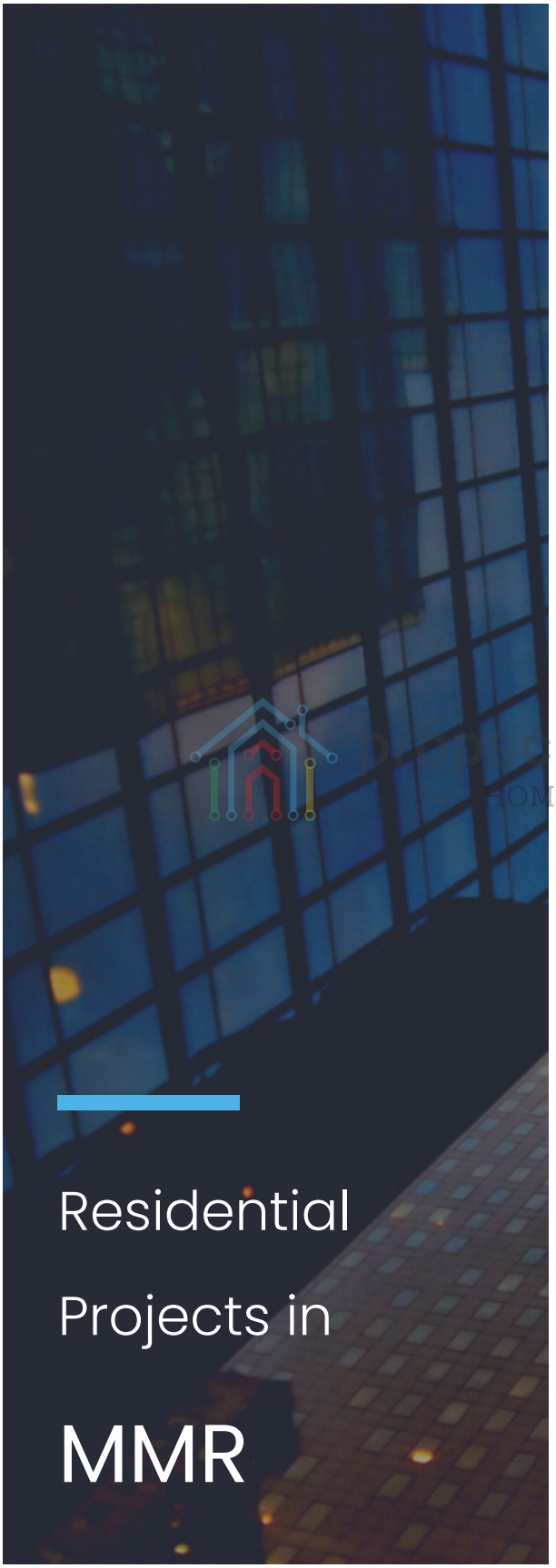
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PROP REPORT



Dosti West County - Dosti Oak

MahaRERA Number : P51700006565



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 Balkum. Balkum Pada is a locality in Thane West, part of the Konkan Division. It is one of the most important towns in the Thane district. Infrastructure development, such as the construction of the Balkum flyover, which connects it to the Eastern Express Highway, has helped Balkum transform its image from a mid-segment to an upscale residential area that meets the needs of people. It is well connected by Thane Bhiwandi Road, Eastern Express Highway, Mumbai Nasik Highway, and Ghodunder Road. The nearest train station is Thane and is about 5 km away. CST International Airport is 25 km away. The upcoming metro stations, Kapurbawdi and Balkum, are planned on Line 5, which Thane plans to connect with Bhiwandi, Kalyan, and other places in the eastern suburbs. It has schools, colleges, supermarkets, and shopping centres in the area. Many industrial centres are in the vicinity.

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Post Office	Police Station	Municipal Ward
Balkum	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.1 Km**
- Balkum Bus Stop **850 Mtrs**
- Thane Railway Station **5.9 Km**
- Old Agra Highway **4.5 Km**
- Jupiter Hospital **3.7 Km**
- DAV Public School **3.1 Km**
- Viviana Mall **4.4 Km**
- D'Mart, Kolshet **2.8 Km**

DOSTI WEST COUNTY - DOSTI OAK

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	6

DOSTI WEST COUNTY - DOSTI OAK

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
Kotak Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	1854.02 Sqmt	1.5 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area

Leisure	Amphitheatre,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

DOSTI WEST COUNTY - DOSTI OAK

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosti Oak-Wing A/B/C/D	6	31	3	1.5 BHK,2 BHK	93

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,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,Stretcher Lift,Auto Rescue Device (ARD)

DOSTI WEST COUNTY - DOSTI OAK

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	501 sqft
2 BHK	575 sqft

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

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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 11523000
2 BHK	--	--	INR 13225000

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

GST	Stamp Duty	Registration
1%	6%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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Transaction History

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

DOSTI WEST COUNTY - DOSTI OAK

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

August 2029	486	24	INR 7252500	INR 14922.84
September 2022	703	23	INR 10270000	INR 14608.82
September 2022	599	12	INR 8713000	INR 14545.91
August 2022	545	21	INR 10435000	INR 19146.79
August 2022	545	28	INR 9800000	INR 17981.65
June 2022	545	24	INR 10295000	INR 18889.91
June 2022	486	23	INR 9300000	INR 19135.8
June 2022	486	20	INR 8893000	INR 18298.35
June 2022	545	9	INR 10200000	INR 18715.6
April 2022	486	9	INR 9000000	INR 18518.52
March 2022	595	26	INR 10700000	INR 17983.19
March 2022	545	8	INR 9300000	INR 17064.22
March 2022	501	20	INR 8800000	INR 17564.87

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March 2022	575	11	INR 10000000	INR 17391.3
March 2022	545	9	INR 10415000	INR 19110.09
March 2022	486	22	INR 8827000	INR 18162.55
February 2022	486	22	INR 8825000	INR 18158.44
February 2022	486	12	INR 8050000	INR 16563.79
October 2021	486	26	INR 8221000	INR 16915.64
October 2021	595	18	INR 10300000	INR 17310.92

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DOSTI WEST COUNTY - DOSTI OAK

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	76
Local Environment	100
Land & Approvals	64
Project	75
People	65
Amenities	76
Building	68
Layout	53
Interiors	73
Pricing	40
Total	**68/100**

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