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PROP REPORT



Dosti West County Phase 2 - Dosti

Cedar

MahaRERA Number : P51700015258



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 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.



| 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 Mtrs**
- 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

PHASE 2 – DOSTI CEDAR

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2022 | 16 | 2 |

DOSTI WEST COUNTY

PHASE 2 – DOSTI CEDAR

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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PHASE 2 – DOSTI CEDAR

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|---------------|-------------|
| Completed on 30th December, 2023 | 18413.00 Sqmt | 2 BHK,3 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
PHASE 2 - DOSTI CEDAR

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Dosti Cedar | 6 | 34 | 12 | 2 BHK,3 BHK | 408 |
| First Habitable Floor | | | | | 2nd |

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,Goods Lift,Auto Rescue Device (ARD)

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 592 – 675 sqft |
| 3 BHK | 887 – 1033 sqft |

| | |
|-------------------------|--|
| 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 | NA |

| | |
|--------------------|-------------------|
| Technology | Optic Fiber Cable |
| White Goods | NA |

DOSTI WEST COUNTY
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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | -- | -- | INR 13616000 to 15525000 |
| 3 BHK | -- | -- | INR 20401000 to 23759000 |

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,ICICI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

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ANNEXURE A



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| Transaction Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| August 2022 | 1027 | 6 | INR 11974000 | INR 11659.2 |
| September 2021 | 818 | 1 | INR 9968000 | INR 12185.82 |
| September 2021 | 1027 | 28 | INR 12850000 | INR 12512.17 |
| August 2021 | 1226 | 14 | INR 14516000 | INR 11840.13 |

| | | | | |
|-------------|------|----|--------------|--------------|
| August 2021 | 1027 | 25 | INR 12670000 | INR 12336.9 |
| August 2021 | 1027 | 24 | INR 12670000 | INR 12336.9 |
| August 2021 | 818 | 1 | INR 9787000 | INR 11964.55 |
| August 2021 | 1027 | 1 | INR 12310000 | INR 11986.37 |
| August 2021 | 1027 | 3 | INR 12332000 | INR 12007.79 |
| July 2021 | 782 | 1 | INR 9314000 | INR 11910.49 |
| July 2021 | 1027 | 2 | INR 12201000 | INR 11880.23 |
| July 2021 | 1226 | 24 | INR 15175000 | INR 12377.65 |
| July 2021 | 1226 | 22 | INR 15237000 | INR 12428.22 |
| July 2021 | 1027 | 6 | INR 12555000 | INR 12224.93 |
| July 2021 | 1027 | 23 | INR 12670000 | INR 12336.9 |
| July 2021 | 1226 | 12 | INR 14832000 | INR 12097.88 |
| June 2021 | 1226 | 3 | INR 13571000 | INR 11069.33 |
| June 2021 | 1226 | 17 | INR 14832000 | INR 12097.88 |
| June 2021 | 1226 | 23 | INR 15019000 | INR 12250.41 |



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June 2021

1226

4

INR 14697000

INR 11987.77

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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 | 65 |
| Infrastructure | 76 |
| Local Environment | 100 |
| Land & Approvals | 64 |
| Project | 83 |

| | |
|------------------|---------------|
| People | 65 |
| Amenities | 76 |
| Building | 68 |
| Layout | 56 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 70/100 |



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HOME TRUTHS

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