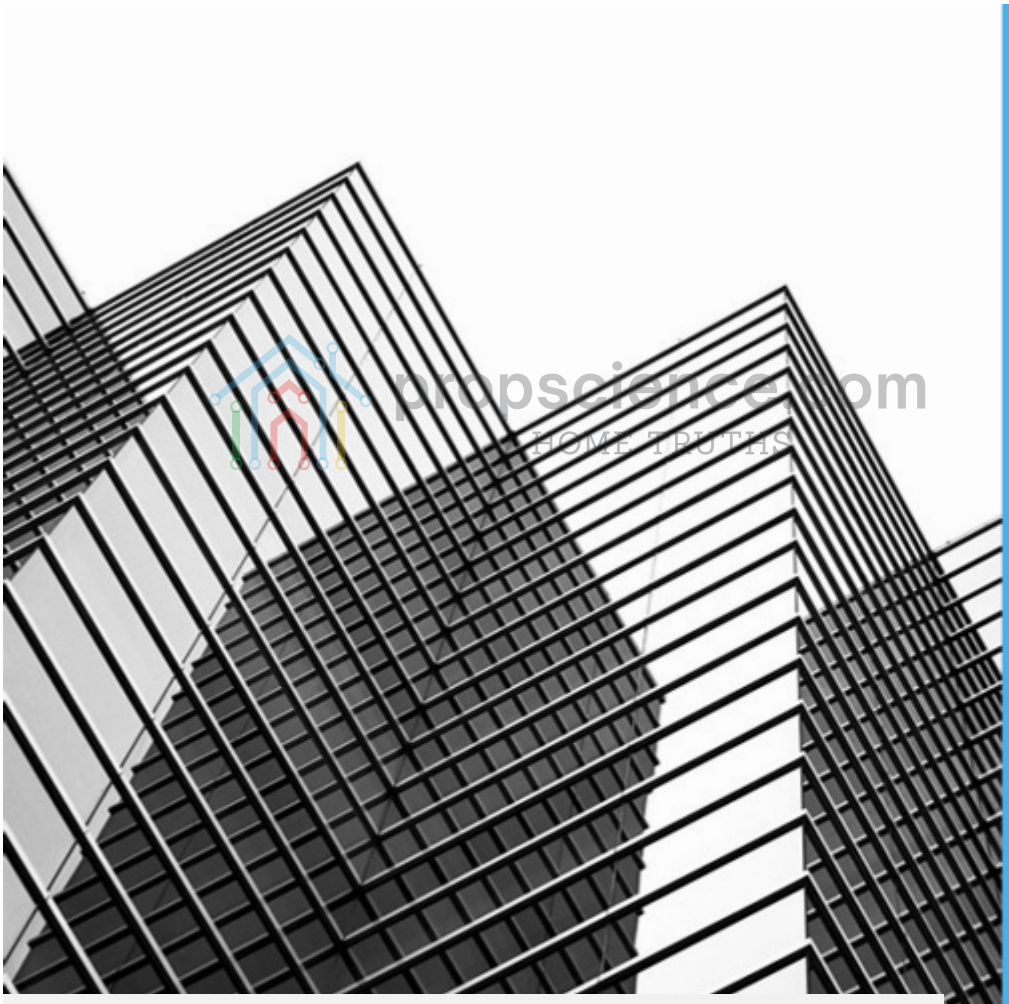
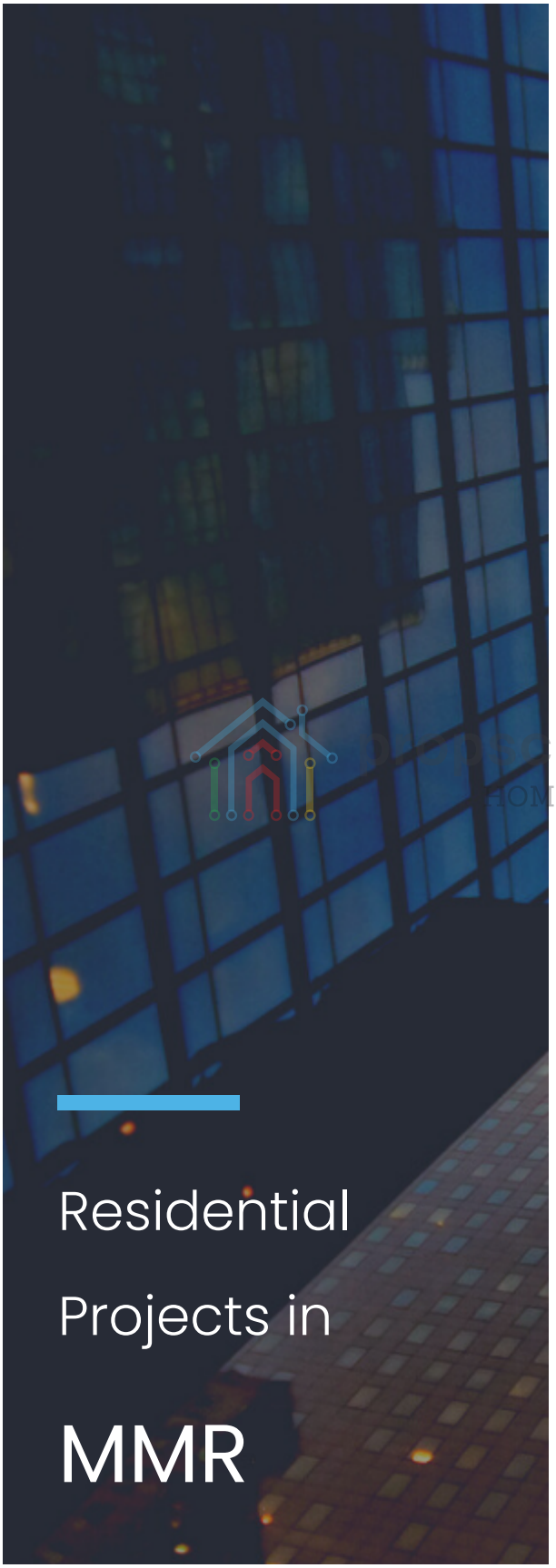
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PROP REPORT



Dosti Desire (Dosti Pearl)

MahaRERA Number : P51700005623



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
Chitalsar Manpada	NA	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 not prone to traffic jams. The air pollution levels are 114 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **28.5 Km**
- Brahmand **1.0 Km**
- Thane Station **9.9 Km**
- Eastern Express Highway **4.5 Km**
- Horizon Prime Hospital **1.9 Km**
- Orchids The International School **1.2 Km**
- R Mall **2.5 Km**
- DMart Ready **3.7 Km**

DOSTI DESIRE (DOSTI PEARL)

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2022	6	1

DOSTI DESIRE (DOSTI PEARL)

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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

DOSTI DESIRE (DOSTI PEARL)

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 28th February, 2021	1446.68 Sqmt	1.5 BHK,2 BHK,2.5 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Deck Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens

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DOSTI DESIRE (DOSTI PEARL)

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosti Pearl	6	26	12	1.5 BHK,2 BHK,2.5 BHK	312

First Habitable Floor	1st

Services & Safety

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

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DOSTI DESIRE (DOSTI PEARL)

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	518 sqft
2 BHK	607 sqft

2.5 BHK	783 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	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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DOSTI DESIRE (DOSTI PEARL)

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 7770000
2 BHK	--	--	INR 9105000
2.5 BHK	--	--	INR 11745000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 230000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

DOSTI DESIRE (DOSTI PEARL)

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	84
Local Environment	80
Land & Approvals	56
Project	70
People	65

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Amenities	70
Building	82
Layout	55
Interiors	63
Pricing	40
Total	**66/100**

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