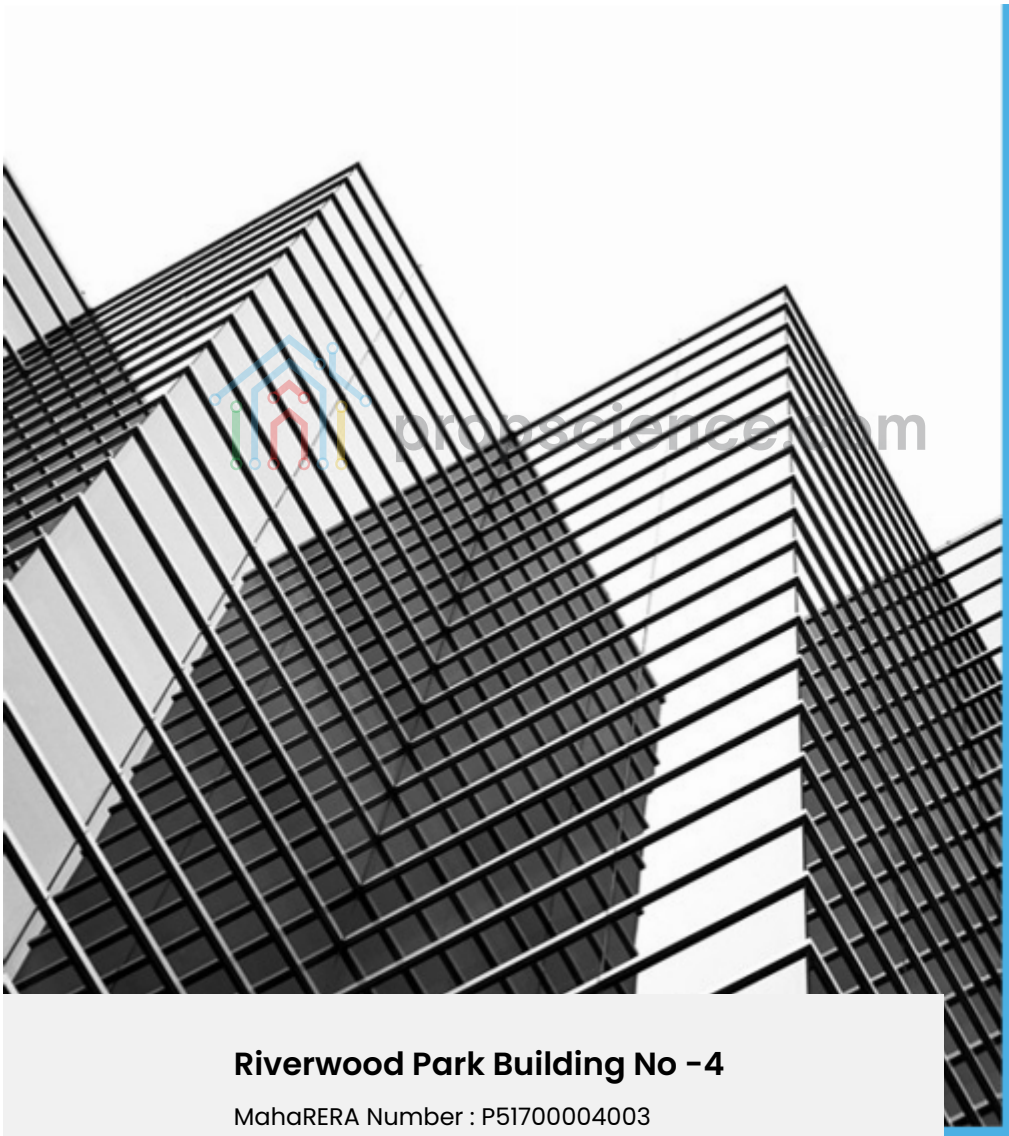
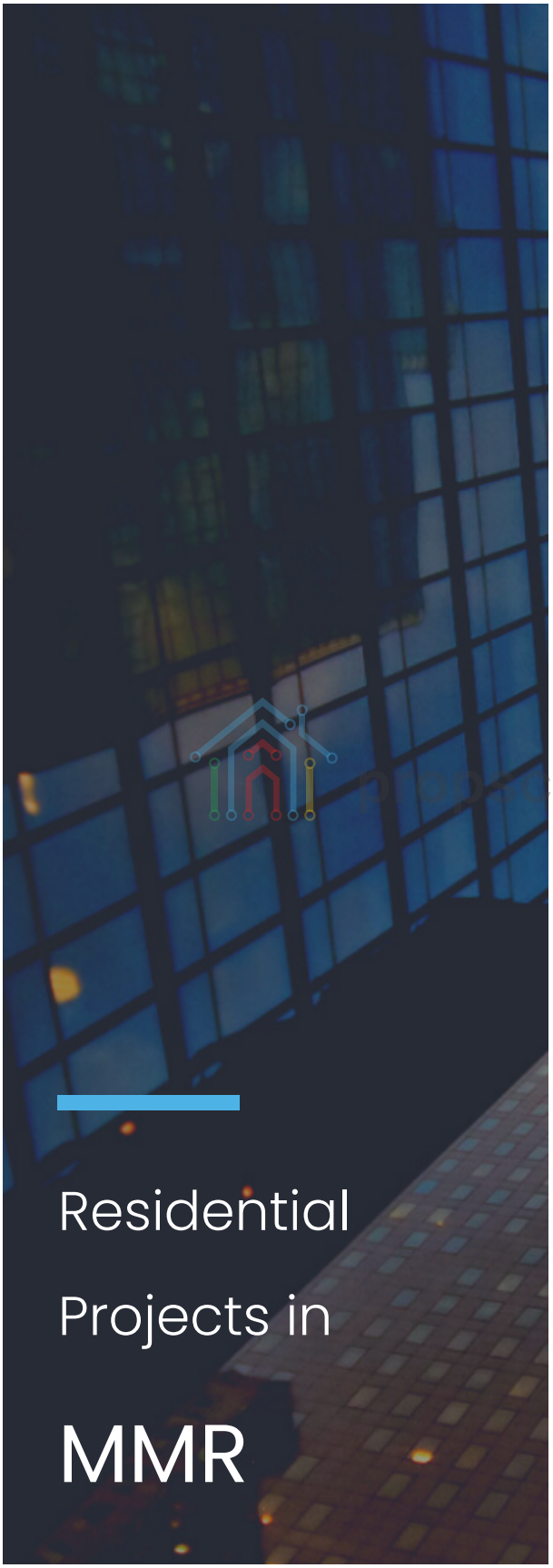
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PROP REPORT



Riverwood Park Building No -4

MahaRERA Number : P51700004003



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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Shilphata S.O	NA	Ward J

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 63 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **32.7 Km**
- TMT Desai Bus Stand **650 Mtrs**
- Dombivli Railway Station **8.8 Km**
- Kalyan Shilphata Road **450 Mtrs**
- Neon Hospital **1.5 Km**
- Lodha World School **1.3 Km**
- LODHA Xperia Mall **1.3 Km**
- DMart **4.8 Km**

RIVERWOOD PARK
BUILDING NO -4

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	NA	1

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RIVERWOOD PARK
BUILDING NO -4

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

ICICI Bank	NA	NA

RIVERWOOD PARK
BUILDING NO -4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2021	0.63 Acre	1 BHK,2 BHK

Project Amenities

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Sports	Basketball Court,Cricket Pitch,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Temple
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

RIVERWOOD PARK
BUILDING NO -4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Riverwood Park Building No -4	4	24	8	1 BHK,2 BHK	192
First Habitable Floor					1st

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

RIVERWOOD PARK
BUILDING NO -4

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 sqft
2 BHK	575 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

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RIVERWOOD PARK

BUILDING NO -4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8228.57	INR 2880000	INR 3200000
2 BHK	INR 8373.91	INR 4815000	INR 5350000

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

GST	Stamp Duty	Registration
6%	5%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	NA	NA

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

Transaction History

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

RIVERWOOD PARK

BUILDING NO -4

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	38
Connectivity	65
Infrastructure	78
Local Environment	100
Land & Approvals	50
Project	71
People	48

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Amenities	86
Building	65
Layout	53
Interiors	65
Pricing	40
Total	**63/100**

RIVERWOOD PARK
BUILDING NO -4

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