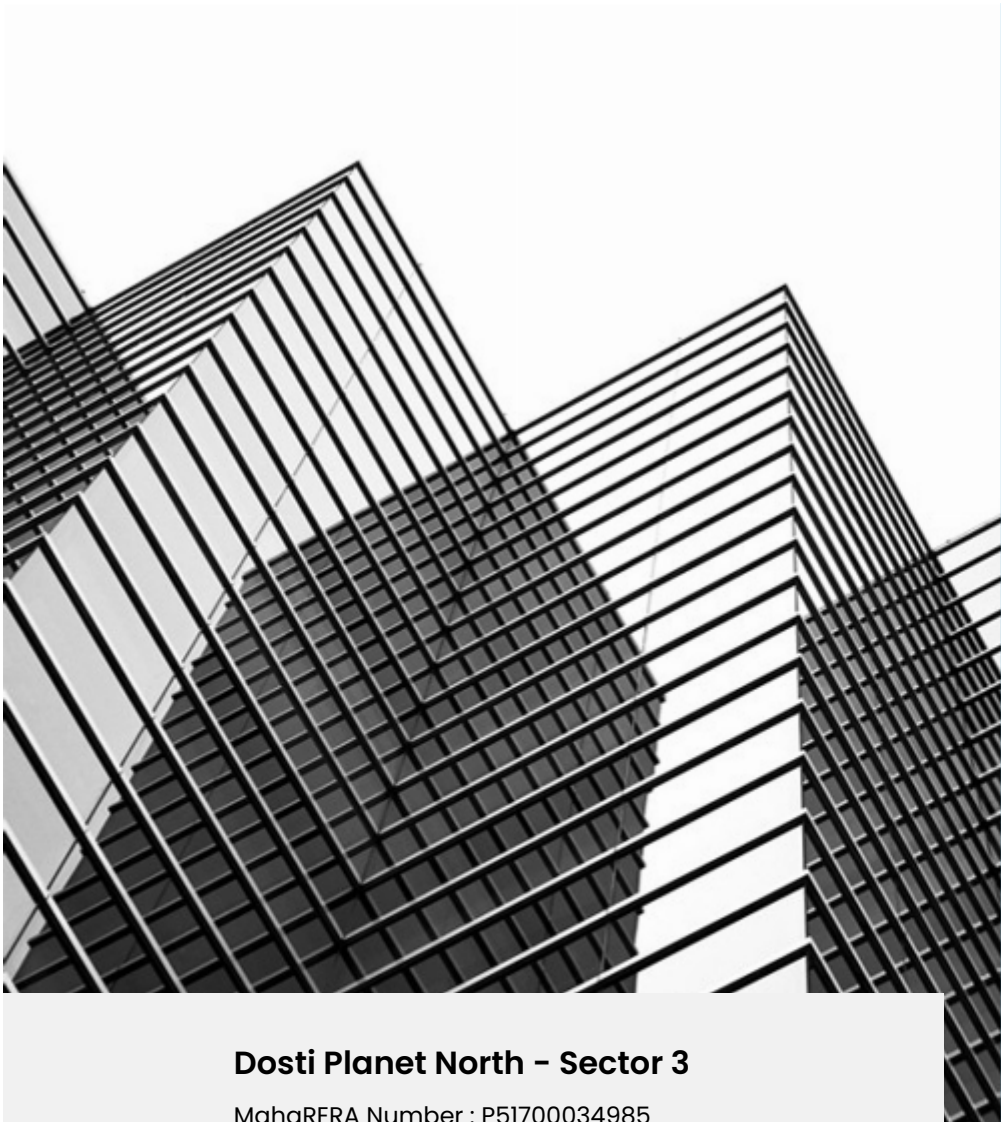


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PROP REPORT



Dosti Planet North – Sector 3

MahaRERA Number : P51700034985



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 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.

| Post Office | Police Station | Municipal Ward |
|---------------|----------------|----------------|
| Shilphata S.O | NA | Ward E |

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

Connectivity & Infrastructure

- Terminal Building **41.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **31.4 Km**
- Panvel-kalyan bus stop **2.4 Km**
- Diva Junction **4.8 Km**
- 9, NH 48, Kalsekar **800 Mtrs**
- GHC Hospital **1.3 Km**
- Dosti Foundation School **46 Mtrs**
- LODHA Xperia Mall **6.4 Km**
- Smart Bazaar **6.7 Km**

DOSTI PLANET NORTH -
SECTOR 3

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022 | 1 | 1 |

DOSTI PLANET NORTH -
SECTOR 3

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 |

DOSTI PLANET NORTH -
SECTOR 3

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|------------|-------------------|
| Completed on 30th November, 2026 | 20770 Sqmt | 1 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|--------|--|
| Sports | Badminton Court,Basketball Court,Cricket Pitch,Skating Rink,Jogging Track,Kids Play Area,Kids Zone,Outdoor Gym |
|--------|--|

| | |
|------------------------|------------|
| Leisure | NA |
| Business & Hospitality | Party Lawn |
| Eco Friendly Features | NA |

DOSTI PLANET NORTH –
SECTOR 3

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Dosti Amber | 6 | 34 | 12 | 2 BHK,3 BHK | 408 |
| Dosti Sapphire | 6 | 34 | 10 | 1 BHK,2 BHK | 340 |
| First Habitable Floor | | | | 1st | |

Services & Safety

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

| | |
|----------------------------------|--|
| DOSTI PLANET NORTH - SECTOR 3 | |
|----------------------------------|--|

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 541 - 717 sqft |
| 3 BHK | 861 sqft |
| 1 BHK | 425 - 437 sqft |
| 2 BHK | 553 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 |
| HVAC Service | NA |
| Technology | NA |
| White Goods | Geyser |

DOSTI PLANET NORTH -
SECTOR 3

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 10893.54 | INR 4630801 | INR 4862342 to 4998498 |
| 2 BHK | INR 10333.68 | INR 5599903 | INR 5879899 to 7779714 |

| | | | |
|-------|--------------|-------------|-------------|
| 3 BHK | INR 10785.72 | INR 9286506 | INR 9750831 |
|-------|--------------|-------------|-------------|

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 5% | 0% | INR 0 |
| 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 | Kotak Bank |

Transaction History

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

| |
|----------------------------------|
| DOSTI PLANET NORTH – SECTOR 3 |
|----------------------------------|

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 | 73 |
| Infrastructure | 58 |
| Local Environment | 100 |
| Land & Approvals | 64 |
| Project | 65 |
| People | 65 |
| Amenities | 50 |

| | |
|------------------|---------------|
| Building | 55 |
| Layout | 55 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 60/100 |

DOSTI PLANET NORTH –
SECTOR 3

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