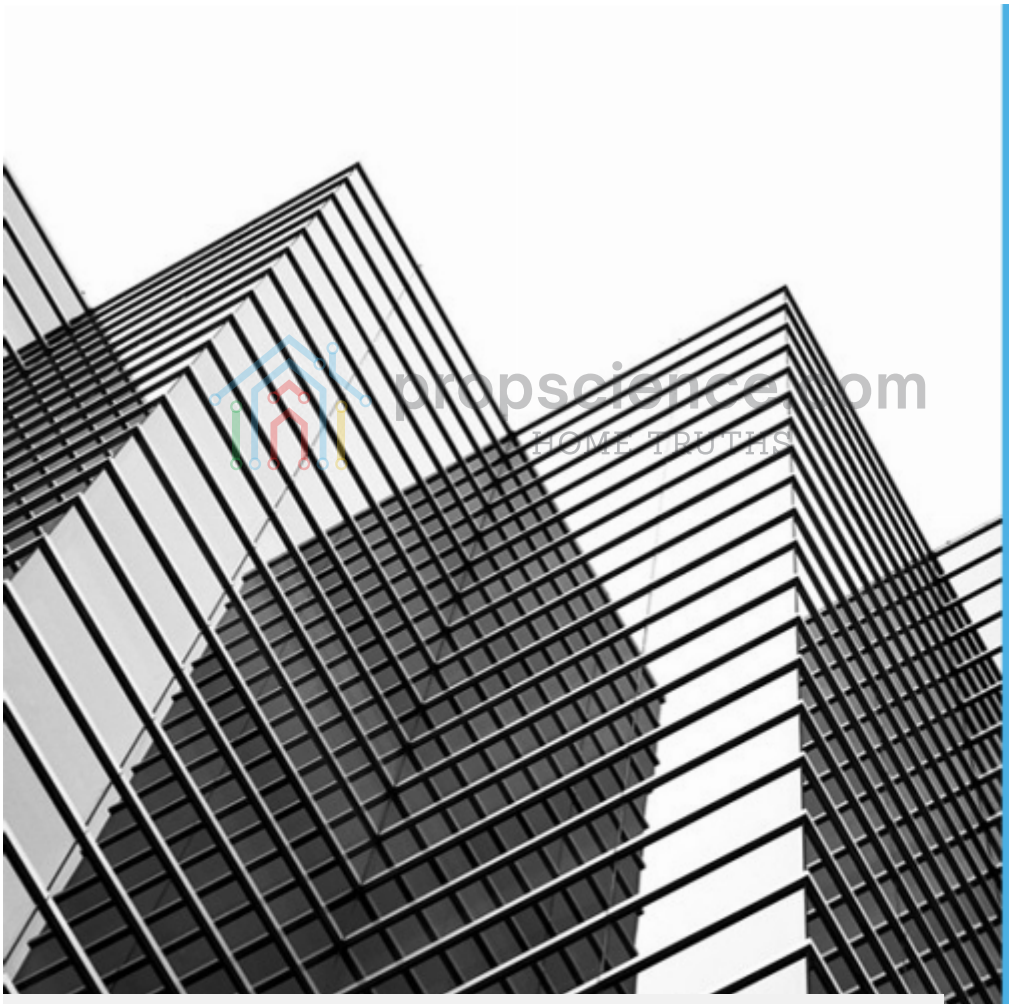
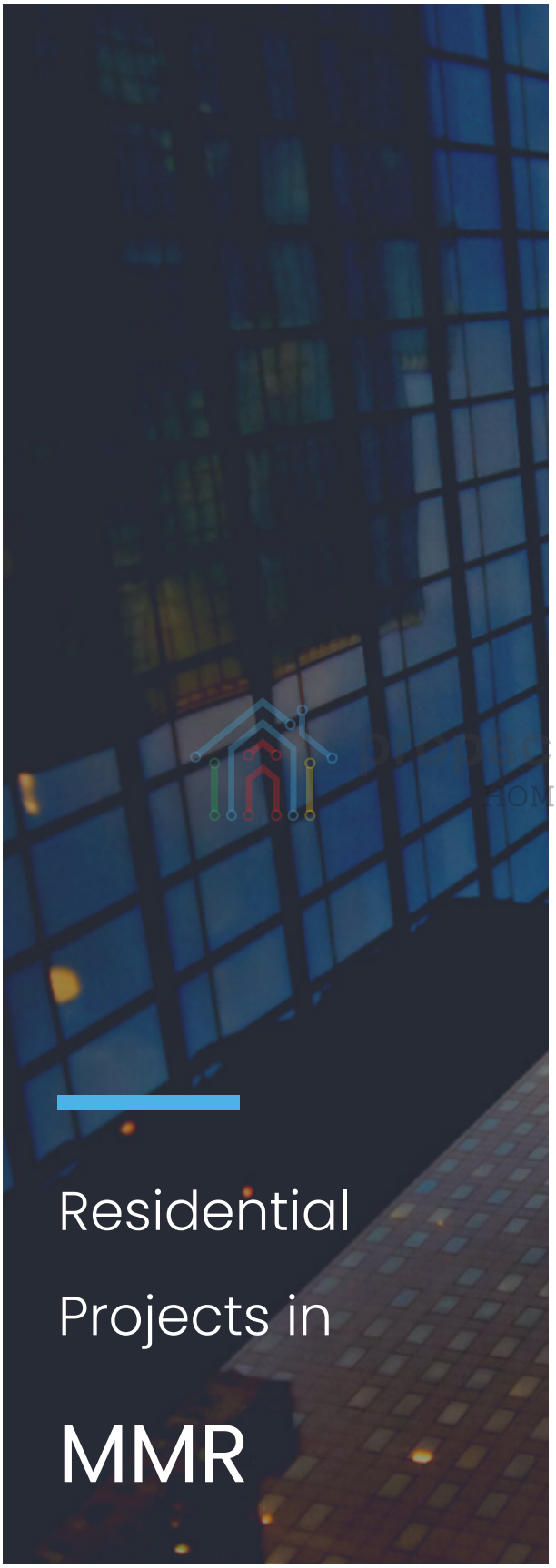
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PROP REPORT



Dosti Mezzo'22

MahaRERA Number : P51900026976



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 Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

Post Office	Police Station	Municipal Ward
Sion	Cuffe Parade Police Station	Ward F North

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 32 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.4 Km**
- Rani Lakshmi Chowk **1 Km**
- Sion Railway Station **1.6 Km**
- Eastern Express Hwy -Rani Lakshmi Chowk **1 Km**
- Lilavati Hospital And Research Centre **6.7 Km**
- People's Welfare Society's High School **800 Mtrs**
- Phoenix Marketcity **6.3 Km**
- MAA ASHAPURA SUPER MARKET **950 Mtrs**

LAND & APPROVALS

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

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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.

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 26th June, 2026	5544.34 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium
Leisure	Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Visitor's Room,Day Care,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

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HOME FRUITS

DOSTI MEZZO'22

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Dosti Mezzo'22- Wing A	6	28	4	3 BHK	112
Dosti Mezzo'22- Wing B	6	28	4	2 BHK	112

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	938 sqft
2 BHK	532 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Wooden Flooring
Joinery, Fittings & Fixtures	Kitchen Platform,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	NA
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Geyser,Washing Machine & Dryer,Refrigerator,Dish Washer

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 31000000

2 BHK	--	--	INR 17900000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

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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	65
Connectivity	83
Infrastructure	64
Local Environment	100
Land & Approvals	50
Project	71
People	65
Amenities	60
Building	59
Layout	49

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Interiors	80
Pricing	40
Total	**65/100**

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