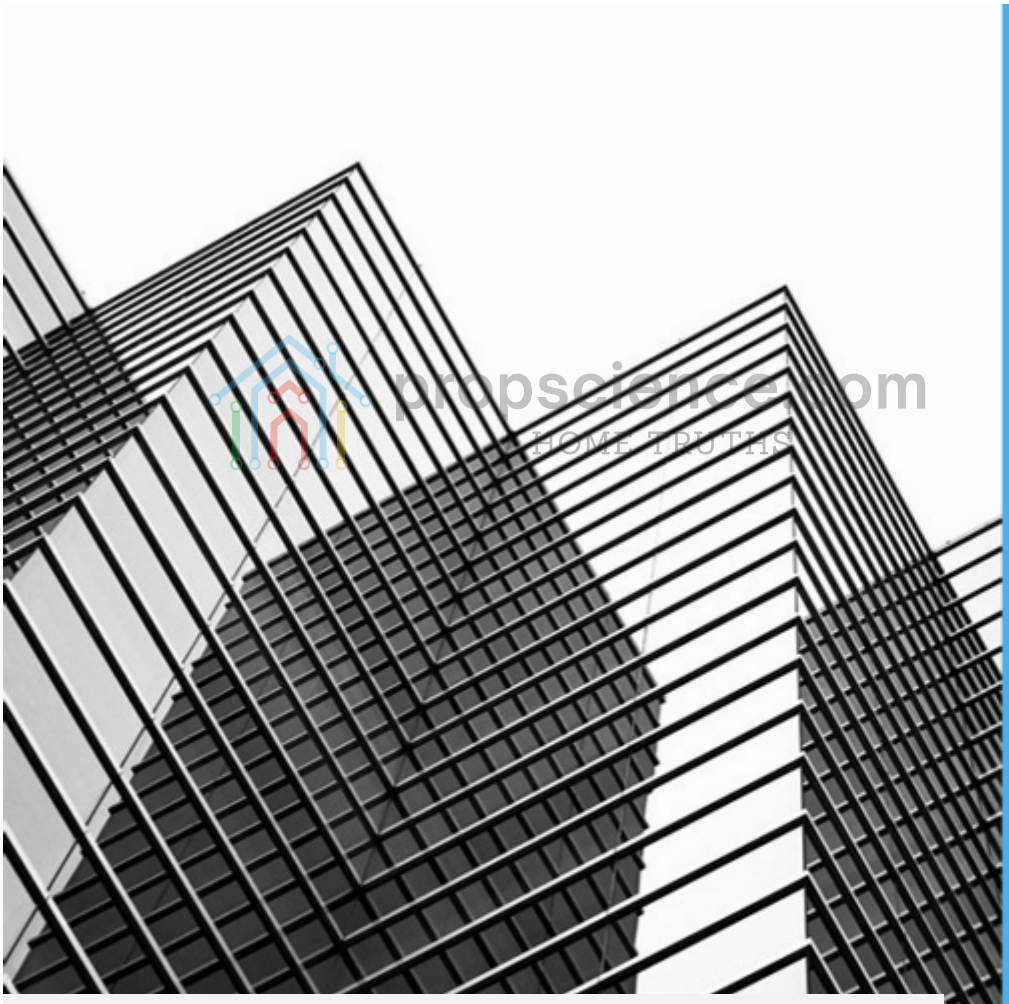
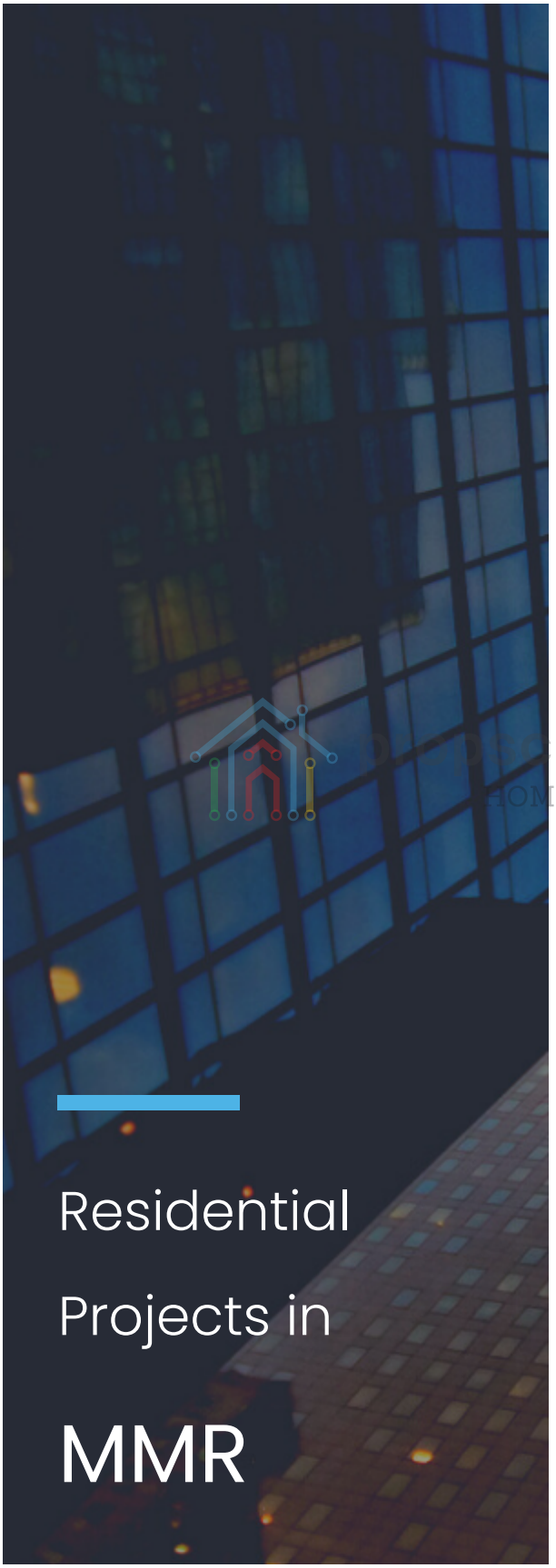
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PROP REPORT



Riddhi Atlantic

MahaRERA Number : P51700034411



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 Kalyan West. 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
Kon	NA	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 104 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building **45.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **39.5 Km**
- Kongaon Bus Stop **300 Mtrs**
- Kalyan Railway Station **3.3 Km**
- MH SH 76, Kon **12 Mtrs**
- Ved Hospital **200 Mtrs**
- EBEN EZER ENGLISH HIGH SCHOOL **350 Mtrs**
- Metro Junction Mall **3.3 Km**
- D Mart **3.8 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2027	6150 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Kids Play Area,Indoor Games Area
Leisure	NA
Business & Hospitality	Sky Lounge / Bar,Clubhouse
Eco Friendly Features	Green Zone

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BUILDING LAYOUT

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

TYPE A WING A	2	13	2	2 BHK	26
TYPE A WING B	2	13	6	1 BHK	78
TYPE B	2	13	6	1 BHK,2 BHK	78
TYPE C	2	14	8	1 BHK,2 BHK	112

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	626.66 - 778.59 sqft

1 BHK	360.68 sqft
1 BHK	360.68 - 361.21 sqft
2 BHK	460.53 sqft
1 BHK	361.32 - 404.36 sqft
2 BHK	486.14 sqft

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

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Flooring	Vitrified 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,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 10269.43	INR 4729392	INR 4978308 to 8416597
1 BHK	INR 10254.3	INR 3703954	INR 3898899 to 4371140

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

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GST	Stamp Duty	Registration
5%	6%	INR 30000
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	HDFC Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

RIDDHI ATLANTIC

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.

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Category	Score
Place	55
Connectivity	73
Infrastructure	70
Local Environment	80
Land & Approvals	56

Project	76
People	39
Amenities	36
Building	55
Layout	45
Interiors	55
Pricing	40
Total	**57/100**

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RIDDHI ATLANTIC

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