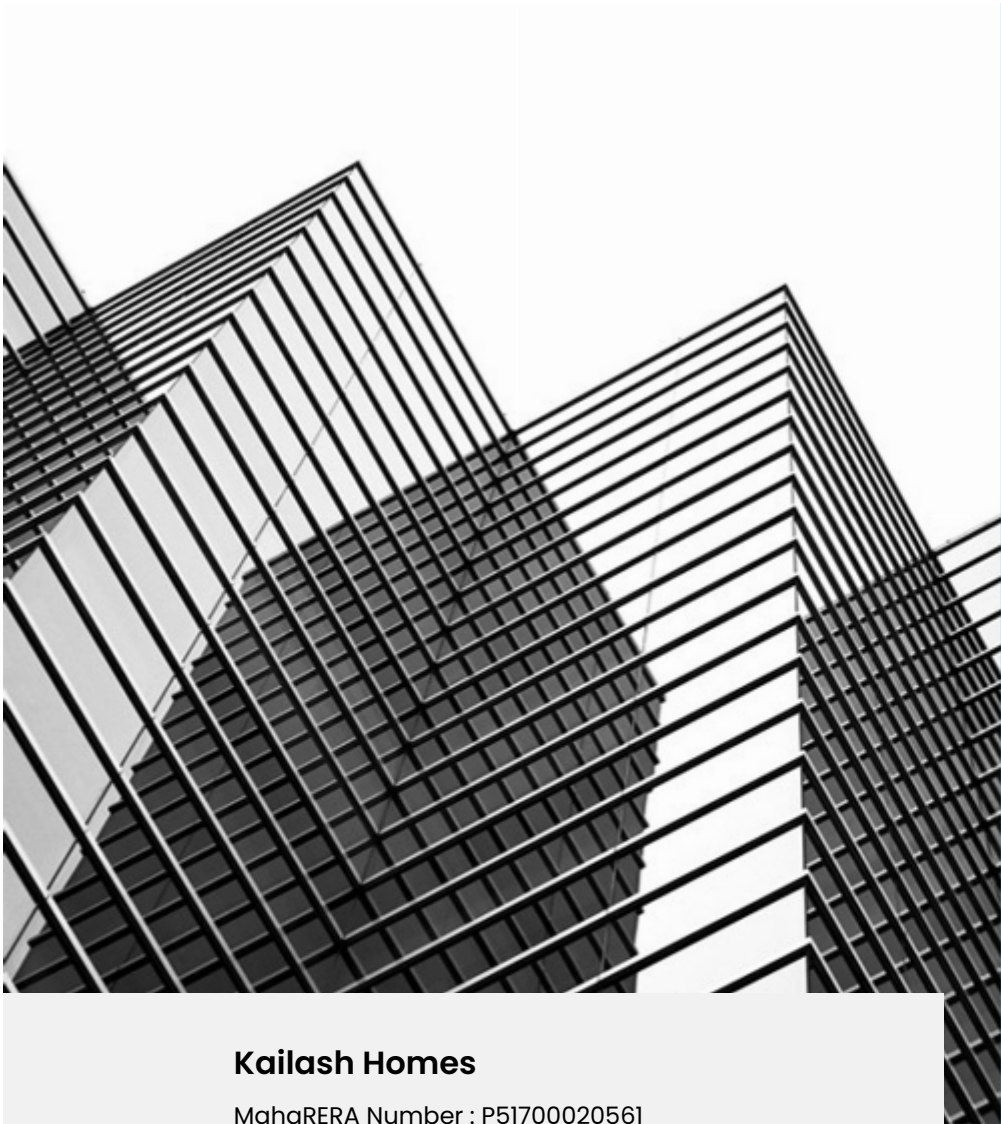


propscience.com

# PROP REPORT



**Kailash Homes**

MahaRERA Number : P51700020561



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 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.

Post Office	Police Station	Municipal Ward
Kalyan City	Kalyan Taluka Police Station	Ward B

### 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 66 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Terminal Building **55.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **44.8 Km**
- Vasant Valley bus terminus **3.2 Km**
- Shahad Railway Station **2.4 Km**
- MH MSH 2, Syndicate **1.1 Km**
- Holy Cross Hospital **2.4 Km**
- Brighton World School **100 Mtrs**
- Metro Junction Mall **5.7 Km**
- D Mart **3.2 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	5700 Acre	1 BHK,1.5 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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A Wing	2	16	4	1 BHK,2 BHK	64
B Wing	2	16	6	1 BHK,1.5 BHK,2 BHK	96
First Habitable Floor					1st

## Services & Safety

- **Security** : Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System,Fire Hose
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	353.36 - 387.25 sqft
2 BHK	437.39 - 500.34 sqft
1 BHK	353.36 - 408.34 sqft

1.5 BHK	459.24 - 459.77 sqft
2 BHK	491.3 - 554.36 sqft

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

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Dry Walls
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 9289.94	INR 4266310	INR 4479625 to 4484873
1 BHK	INR 9289.91	INR 3282700	INR 3446835 to 3983172
2 BHK	INR 9289.92	INR 4063390	INR 4266560 to 5407458

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment



**Bank Approved  
Loans**

Axis Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

**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	55
Connectivity	73
Infrastructure	64
Local Environment	90
Land & Approvals	50

<b>Project</b>	66
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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