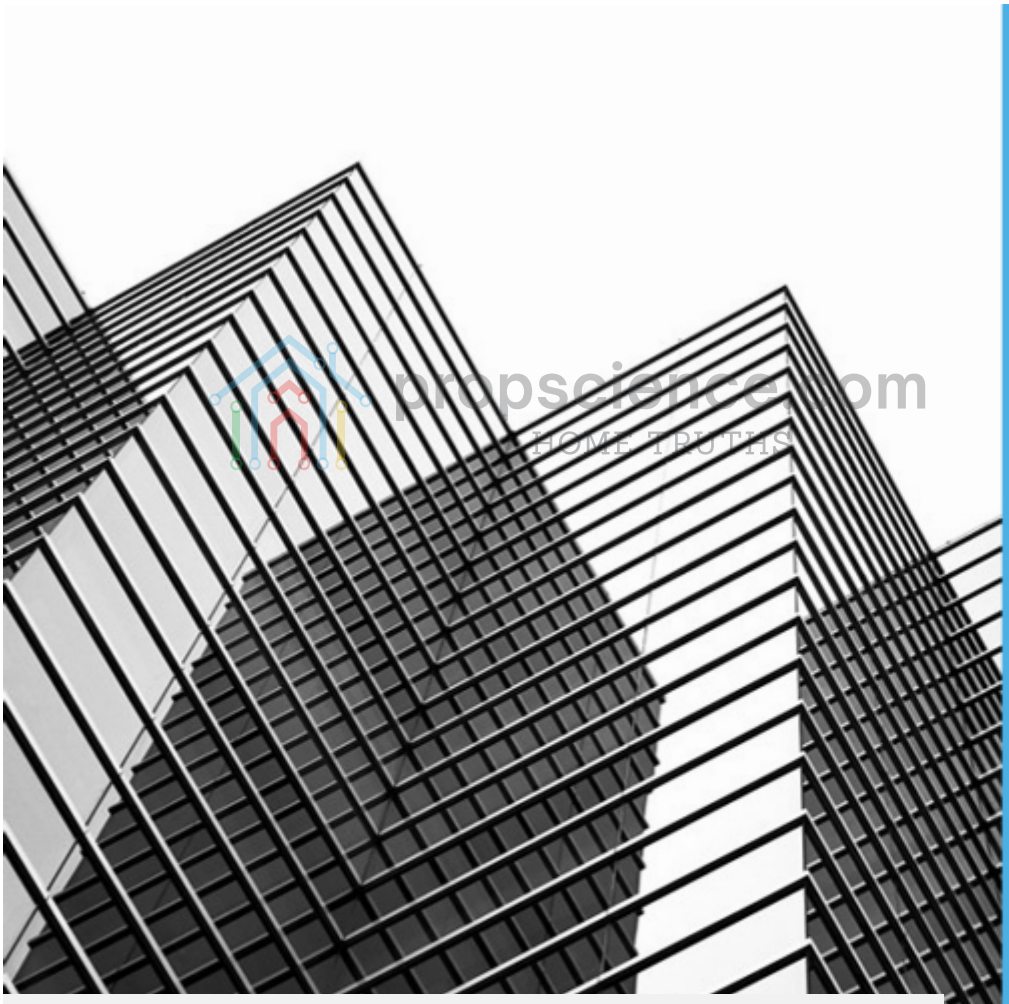
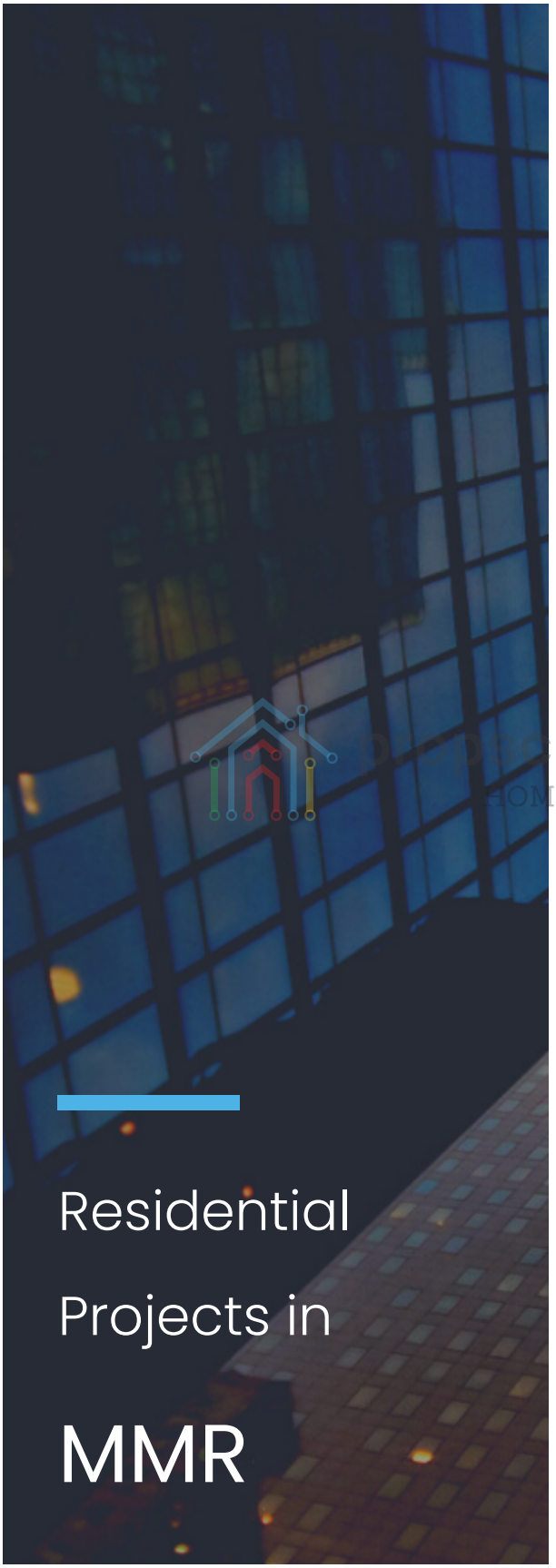
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PROP REPORT



Tycoons Orbis

MahaRERA Number : P51700020227



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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HOME TRUTHS

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

Connectivity & Infrastructure

- Terminal Building, Navpada **53.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **42.7 Km**
- Vasant Valley bus terminus **1.6 Km**
- Kalyan Railway Station **2.9 Km**
- Khadakpada Circle **300 Mtrs**
- Aayush Multispeciality Hospital **210 Mtrs**
- Vani vidyalay **250 Mtrs**
- Metro Junction Mall **4.3 Km**
- Patel R Mart **650 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	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 December, 2025	6780 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,Solar Pannel

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BUILDING LAYOUT

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

Building A	2	14	4	2 BHK,3 BHK	56
Building B	2	14	6	2 BHK,3 BHK	84

First Habitable Floor	5th floor

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	544.03 - 568.99 sqft
3 BHK	644.42 - 672.28 sqft
2 BHK	436.75 - 628.17 sqft

3 BHK	646.57 - 672.28 sqft

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

Flooring	Wooden 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	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 18590.89	INR 8200000	INR 8610000 to 12379500
3 BHK	INR 18761.06	INR 12090000	INR 12694500 to 13253100

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

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REAL TRUTHS

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,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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	83
Infrastructure	78
Local Environment	100
Land & Approvals	44
Project	74
People	39
Amenities	48

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Building	57
Layout	45
Interiors	63
Pricing	40
Total	**60/100**

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