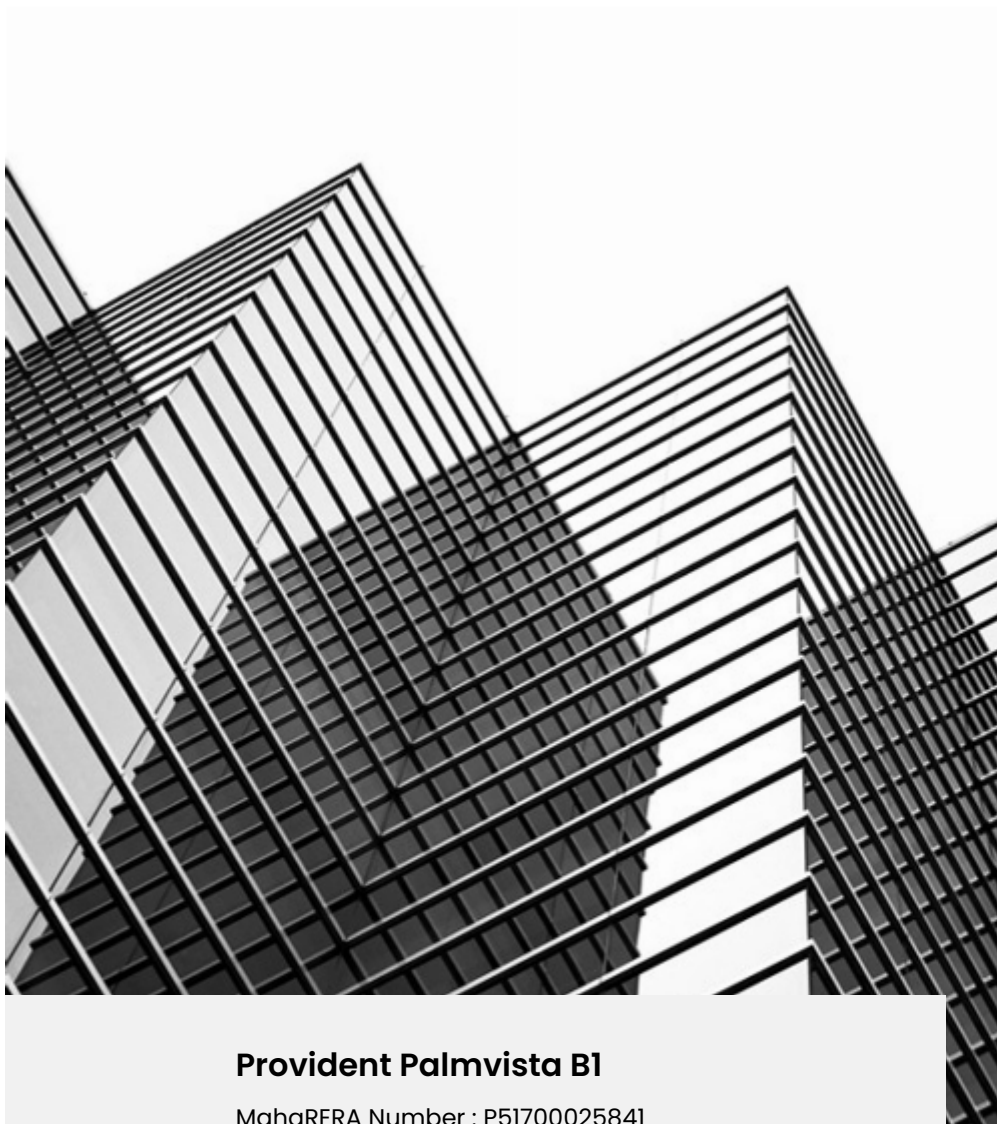


propscience.com

# PROP REPORT



**Provident Palmvista B1**

MahaRERA Number : P51700025841



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **36.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **29.9 Km**
- Chintamani Hotel / Jain Temple Bus Stop **400 Mtrs**
- Diva railway station **6.7 Km**
- 19, MH SH 76 Shilgaon **4 Mtrs**
- Raj Hospital Kalyan Phata **850 Mtrs**
- Lodha World School **3.1 Km**
- Lodha Xperia Mall **3.1 Km**
- Big Bazaar **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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Provident Housing Ltd., a wholly owned subsidiary of real estate company Puravankara Limited, was established in the year 2008. This subsidiary was set up with the sole intention of meeting the aspirations of mid-income and first-income homeowners by providing good, beautiful and affordable housing options. The company has, to date, launched and delivered over 12 million square feet and 40000+ homes. It intends to launch another 7 million square feet in the coming months.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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# PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2027	726 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch, Multipurpose Court, Squash Court, Tennis Court, Swimming Pool, Kids Play Area, Kids Pool, Gymnasium, Indoor Games Area
<b>Leisure</b>	Amphitheatre, Yoga Room / Zone, Library / Reading Room, Senior Citizen Zone, Sit-out Area, Reflexology Park, Pergola
<b>Business &amp; Hospitality</b>	Barbeque Pit, Restaurant / Cafe, Clubhouse, Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation, Green Zone, Rain Water Harvesting, Landscaped Gardens, Water Storage, Solar Pannel

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B1	2	33	5	1 BHK	165
First Habitable Floor					2nd

### Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK

327.3 – 329.4 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

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,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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1 BHK	INR 9623.56	INR 3150000	INR 3500000 to 3550000
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**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	INR 500000	INR 0

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

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	65
<b>Infrastructure</b>	62
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	71
<b>People</b>	46
<b>Amenities</b>	92
<b>Building</b>	55
<b>Layout</b>	53

<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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