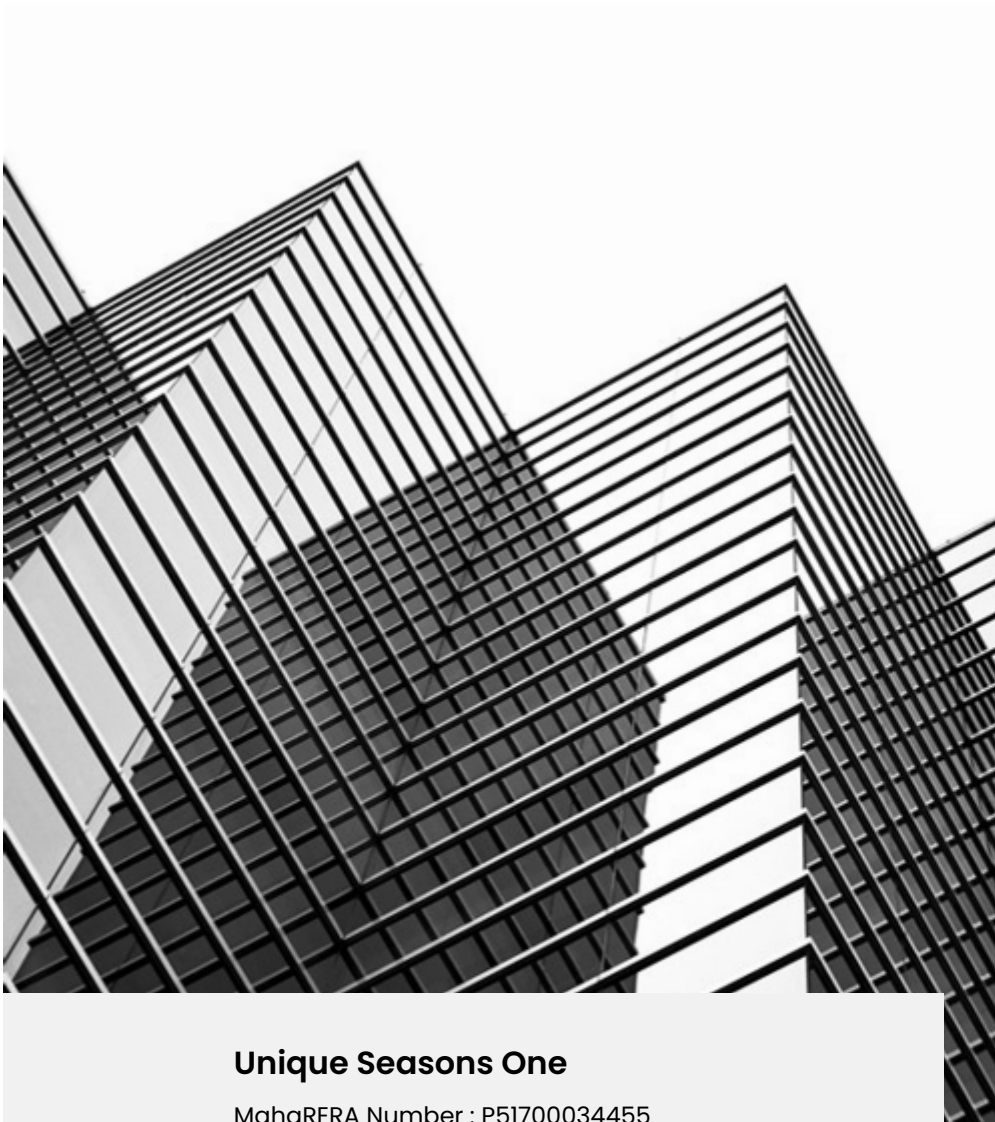


propscience.com

# PROP REPORT



**Unique Seasons One**

MahaRERA Number : P51700034455



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

### Connectivity & Infrastructure

- Terminal Building **53 Km**
- Chhatrapati Shivaji Maharaj Terminus **58.1 Km**
- Vasant Valley Bus Terminus **1.3 Km**
- Kalyan Railway station **2.8 Km**
- MH MSH 2 **37 Mtrs**
- Pulse Hospital **700 Mtrs**
- Sri Vani vidhyashala high school **900 Mtrs**
- Metro Junction Mall **4 Km**
- Reliance Smart Point **850 Mtrs**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 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, 2028	3608 Sqmt	2 BHK,3 BHK,Studio

### Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Reflexology Park
<b>Business &amp; Hospitality</b>	Party Lawn
<b>Eco Friendly Features</b>	Landscaped Gardens

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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SEASONS ONE	2	35	5	2 BHK,3 BHK,Studio	175
First Habitable Floor				6th Floor	

## Services & Safety

- **Security** : Maintenance Staff,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	683.48 - 689.29 sqft
3 BHK	941.82 - 1048.13 sqft
Studio	281.91 - 339.05 sqft

Floor To Ceiling Height	Between 9 and 10 feet
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**Views Available**

Road View / No View

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<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>
Studio	INR 16089.77	INR 4535964	INR 4762762 to 5728040

2 BHK	INR 16089.89	INR 10997116	INR 11546972 to 11645136
3 BHK	INR 16089.97	INR 15153929	INR 15911625 to 17707659

**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
<b>Bank Approved Loans</b>	HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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



# PROJECT PROPSCORE

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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>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	78
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	66
<b>People</b>	39
<b>Amenities</b>	48

<b>Building</b>	55
<b>Layout</b>	50
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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