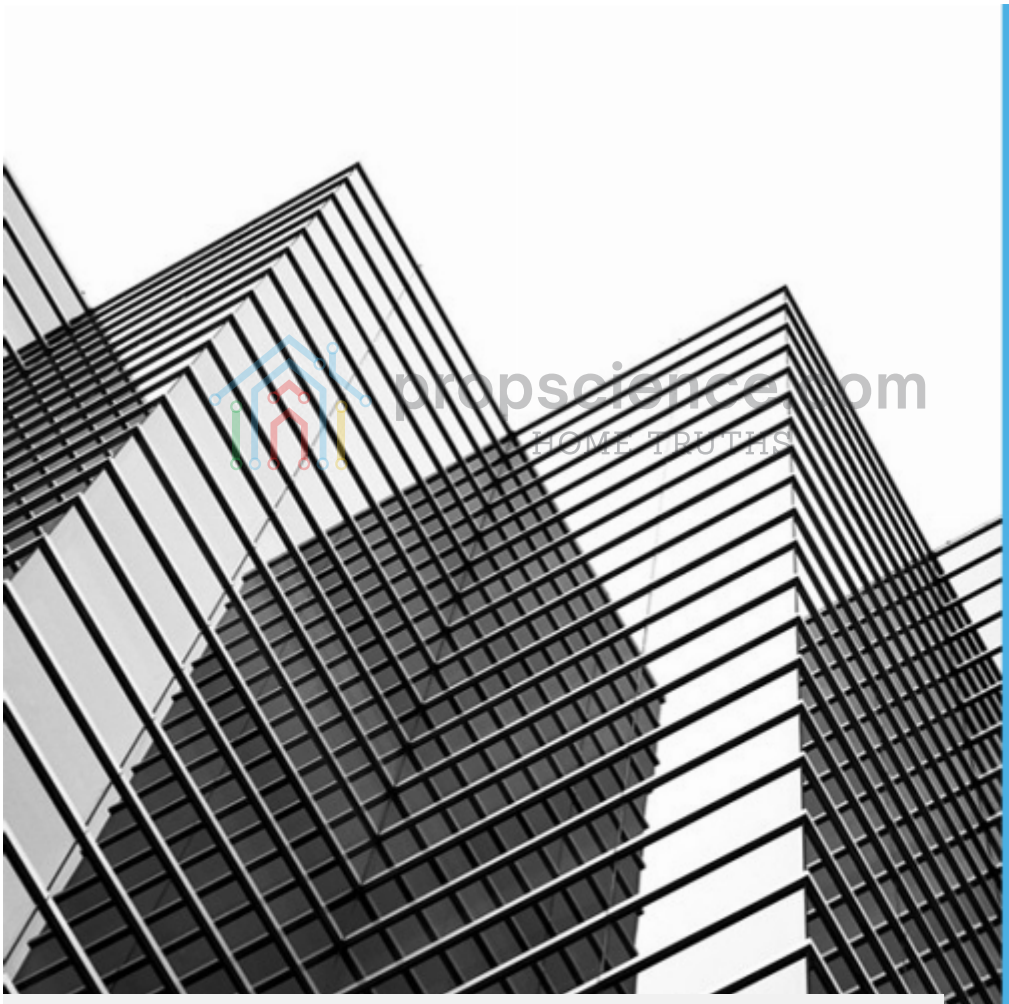
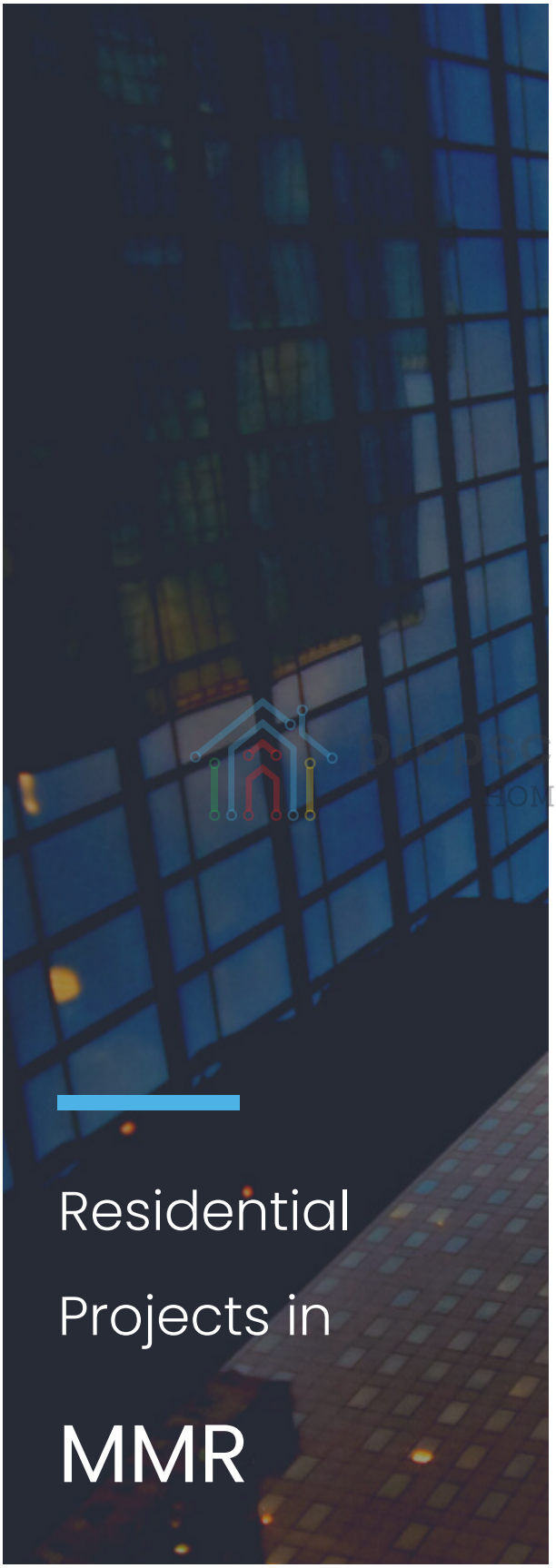
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# PROP REPORT




**Dosti Opal**

MahaRERA Number : P51700021576



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 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.

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| 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 35 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **34.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **31 Km**
- Panvel-kalyan bus stop **2.4 Km**
- Diva Junction **4.8 Km**
- NH 48, Kalsekar, Shilphata **700 Mtrs**
- GHC Hospital **1.3 Km**
- Dosti Foundation School **71 Mtrs**
- LODHA Xperia Mall **6.4 Km**
- Big Bazaar **6.7 Km**

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# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| October 2022 | 3 | 1 |

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# BUILDER & CONSULTANTS

Dosti Realty has successfully executed numerous residential, commercial, retail and IT park projects in Mumbai and Thane over the past three decades. Known for its quality, fast delivery and innovation, the company has now spread to other cities such as Ahmedabad and Pune. The company is driven by the vision of empowering customers to experience lavish lifestyle at a reasonable price by bringing more luxury into the affordable price category.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| Kotak Bank | NA | NA |



# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2023 | 931 Sqmt | 1 BHK,1.5 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | Cricket Pitch,Multipurpose Court,Squash Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym |
| **Leisure** | Steam Room |
| **Business & Hospitality** | Party Lawn,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation |

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| A Wing | 4 | 40 | 6 | 1 BHK,1.5 BHK | 240 |
| B Wing | 4 | 40 | 6 | 1 BHK,1.5 BHK | 240 |
| **First Habitable Floor** | | | | 1st | |

### Services & Safety

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- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **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 |
|---|---|

| | |
|---|---|
| 1.5 BHK | 488.93 sqft |
| 1 BHK | 391.88 sqft |
| 1.5 BHK | 488.93 sqft |
| 1 BHK | 391.88 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **Flooring** | Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,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** | NA |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1.5 BHK | INR 10212.5 | INR 4993200 | INR 5256000 |
| 1 BHK | INR 10210.78 | INR 4001400 | INR 4212000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |

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| 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,Kotak Bank |

**Transaction History**

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

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# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---|---|---|---|---|
| November 2022 | 481 | 1 | INR 3600000 | INR 7484.41 |
| October 2022 | 579 | 0 | INR 4459000 | INR 7701.21 |
| August 2022 | 481 | 1 | INR 4088000 | INR 8498.96 |
| July 2022 | 579 | 31 | INR 4665000 | INR 8056.99 |
| July 2022 | 579 | 17 | INR 4612000 | INR 7965.46 |
| July 2022 | 579 | 23 | INR 4701000 | INR 8119.17 |
| April 2022 | 579 | NA | INR 4499000 | INR 7770.29 |
| April 2022 | 481 | 20 | INR 3648000 | INR 7584.2 |
| April 2022 | 579 | 1 | INR 4499000 | INR 7770.29 |

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| | | | | |
|---|---|---|---|---|
| **March 2022** | 579 | 1 | INR 4444000 | INR 7675.3 |
| **March 2022** | 481 | 32 | INR 3865000 | INR 8035.34 |
| **March 2022** | 481 | 2 | INR 3519000 | INR 7316.01 |
| **March 2022** | 481 | 32 | INR 3659000 | INR 7607.07 |
| **February 2022** | 579 | 33 | INR 4499000 | INR 7770.29 |
| **February 2022** | 497 | 24 | INR 3472000 | INR 6985.92 |
| **February 2022** | 579 | 1 | INR 4499000 | INR 7770.29 |
| **February 2022** | 480 | 29 | INR 3659000 | INR 7622.92 |
| **February 2022** | 579 | 1 | INR 4499000 | INR 7770.29 |
| **January 2022** | 579 | 20 | INR 4499000 | INR 7770.29 |
| **January 2022** | 481 | 21 | INR 3612000 | INR 7509.36 |

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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** | 38 |
| **Connectivity** | 73 |
| **Infrastructure** | 58 |
| **Local Environment** | 100 |
| **Land & Approvals** | 56 |
| **Project** | 71 |
| **People** | 65 |
| **Amenities** | 64 |

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| | |
|---|---|
| **Building** | 55 |
| **Layout** | 53 |
| **Interiors** | 55 |
| **Pricing** | 40 |
| **Total** | **61/100** |

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