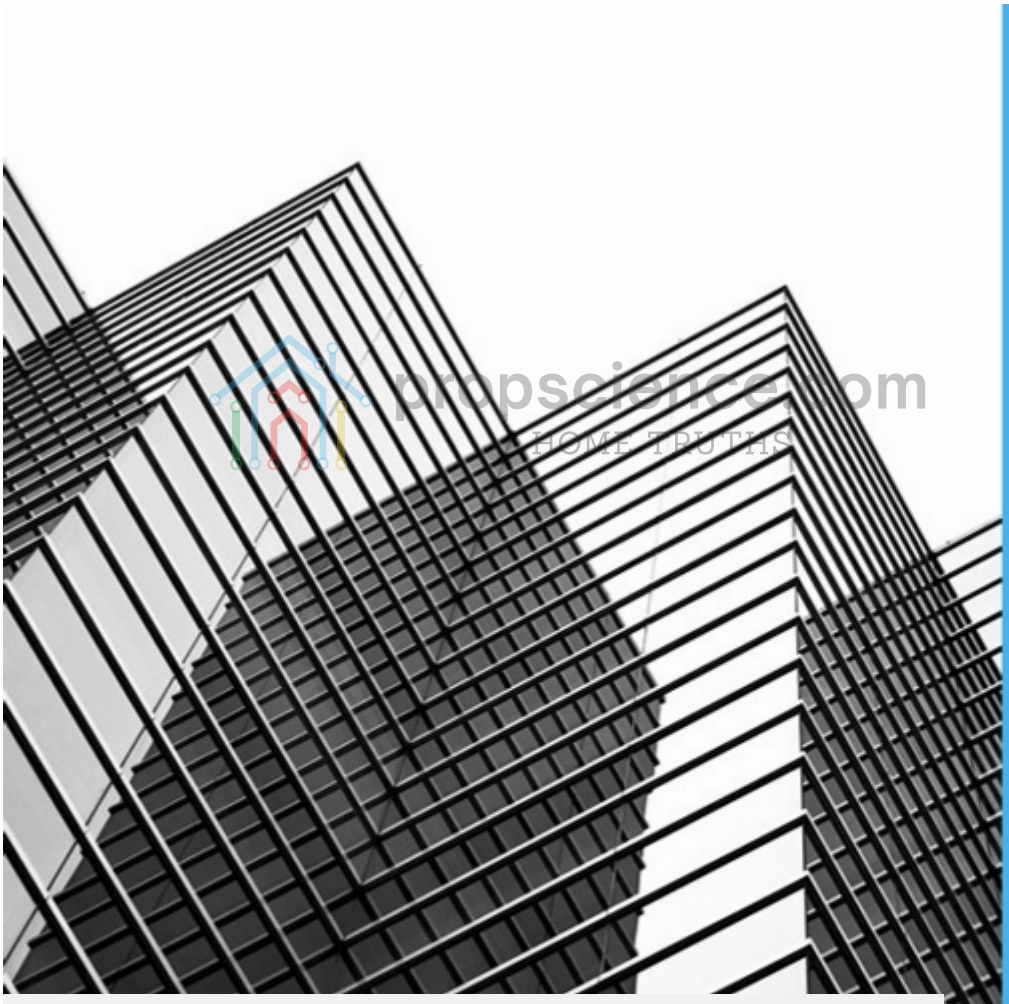
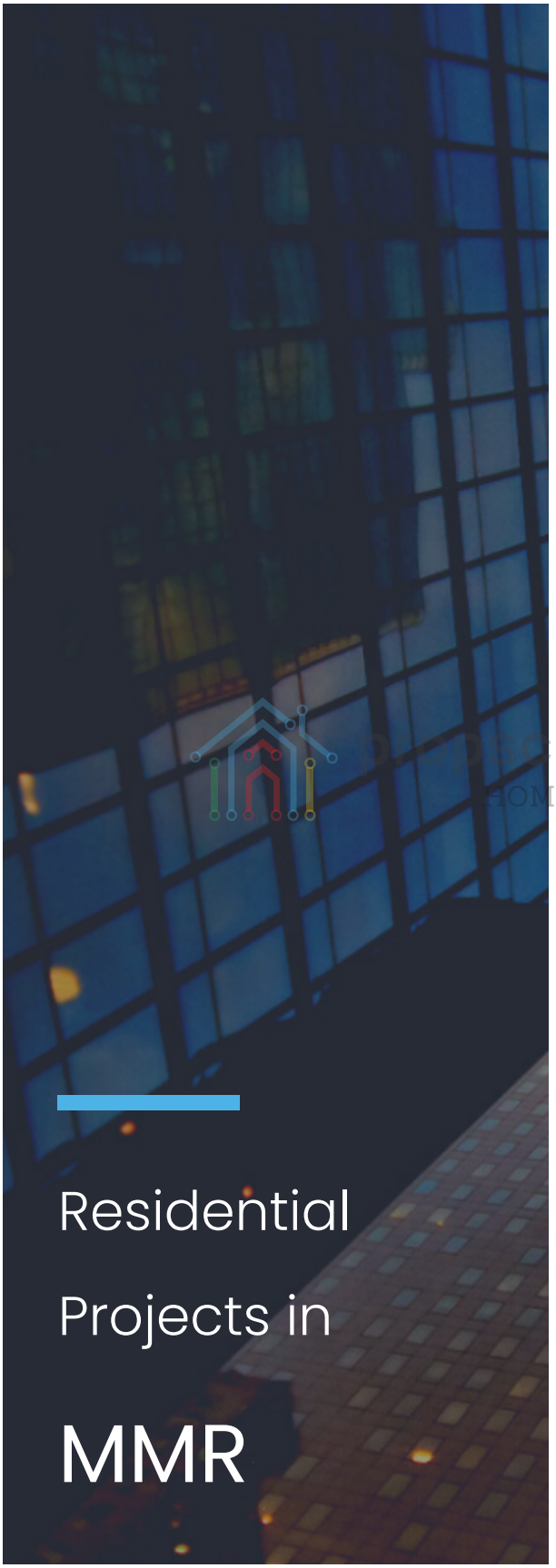
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PROP REPORT



Dosti Onyx

MahaRERA Number : P51700020162



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 prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 51 to 85 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	NA	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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	915 Sqmt	1 BHK,2 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

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
DOSTI ONYX - A wing	5	35	8	1 BHK,2 BHK	280
DOSTI ONYX - B Wing	5	35	6	1 BHK,2 BHK	210

First Habitable Floor	1st

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Services & Safety

- **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 BHK	366.49 - 391.99 sqft
2 BHK	588.14 sqft
1 BHK	366.49 - 391.99 sqft
2 BHK	588.14 sqft

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

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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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10210.51	INR 3742050	INR 3939000 to 4214000
2 BHK	INR 10211.68	INR 6005900	INR 6322000

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

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GST	Stamp Duty	Registration
5%	6%	INR 30000
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	484	0	INR 3551000	INR 7336.78
November 2022	484	26	INR 4042000	INR 8351.24
November 2022	697	23	INR 5630000	INR 8077.47
October 2022	697	24	INR 5630000	INR 8077.47
October 2022	697	24	INR 5630000	INR 8077.47

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September 2022	697	0	INR 5506000	INR 7899.57
July 2022	484	1	INR 3810000	INR 7871.9
June 2022	484	10	INR 3958000	INR 8177.69
May 2022	697	1	INR 5600000	INR 8034.43
March 2022	697	29	INR 5503000	INR 7895.27
March 2022	697	1	INR 5599000	INR 8033
March 2022	697	22	INR 5689000	INR 8162.12
March 2022	697	2	INR 5319000	INR 7631.28
March 2022	697	1	INR 5239000	INR 7516.5
February 2022	408	26	INR 3051000	INR 7477.94
February 2022	697	2	INR 5506000	INR 7899.57
February 2022	484	2	INR 3613000	INR 7464.88
January 2022	697	3	INR 5419000	INR 7774.75

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January 2022	697	25	INR 5190000	INR 7446.2
November 2021	408	29	INR 3168000	INR 7764.71

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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.

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Category	Score
Place	38
Connectivity	73
Infrastructure	58
Local Environment	80
Land & Approvals	50

Project	76
People	65
Amenities	64
Building	55
Layout	53
Interiors	55
Pricing	40
Total	**59/100**

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