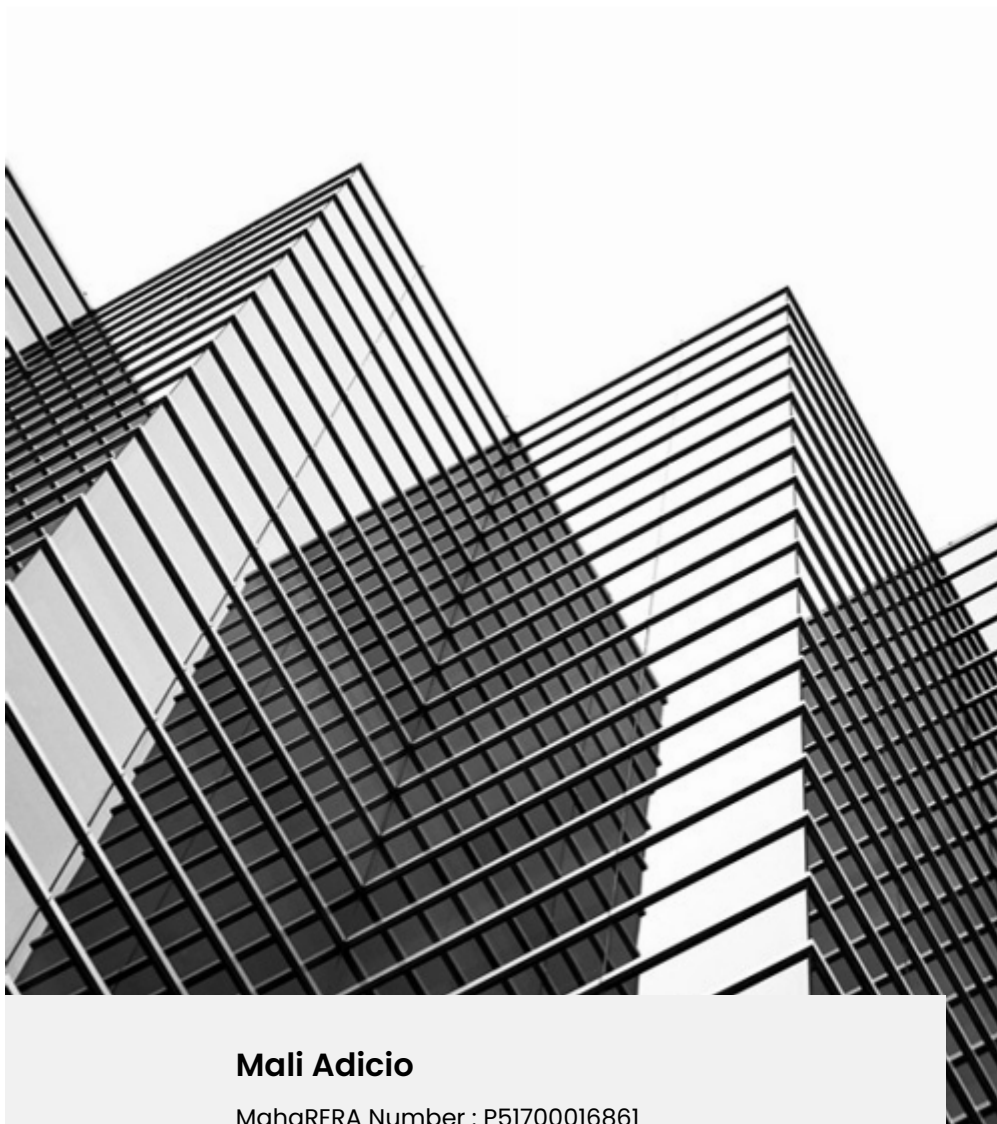


propscience.com

# PROP REPORT



**Mali Adicio**

MahaRERA Number : P51700016861



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.

## 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
Dombivali I.A.	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **48.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.4 Km**
- Dombivli Railway Station **500 Mtrs**
- Kamat Hospital **1.6 Km**
- K. V. Pendharkar College **1.9 Km**
- Metro Mall **5.2 Km**
- D-Mart **4.1 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	1

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	400 Sqmt	1 BHK,2 BHK,Studio

## Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Adicio	1	7	6	1 BHK,2 BHK,Studio	42

First Habitable Floor

1st

## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	470 - 525 sqft
2 BHK	680 sqft
Studio	329.9 - 354.9 sqft

Floor To Ceiling Height	NA
Views Available	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 5085.94	INR 1678000	INR 1766000 to 1900000
1 BHK	INR 5003.81	INR 2362000	INR 2486000 to 2765000
2 BHK	INR 4963.24	INR 3375000	INR 3552000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,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>	33
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	40
<b>Interiors</b>	45
<b>Pricing</b>	30

**Total**

**42/100**

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