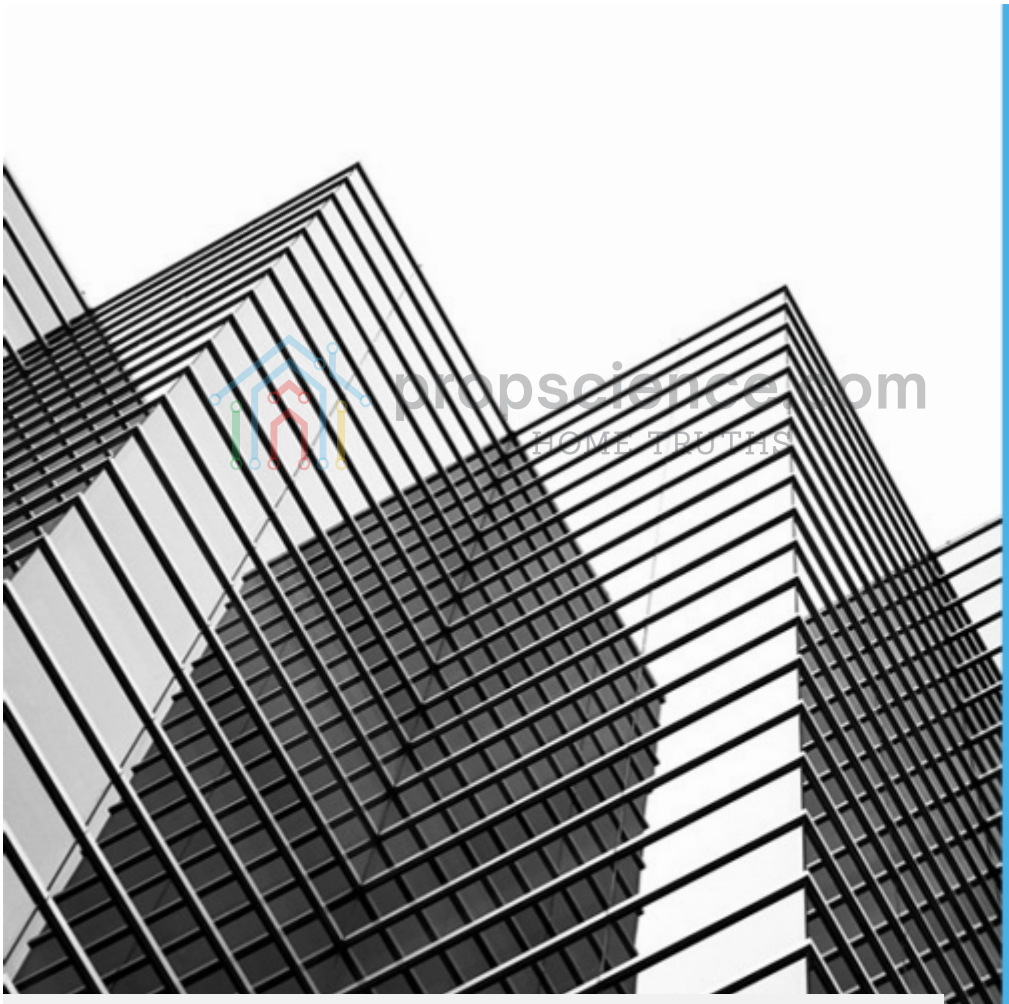
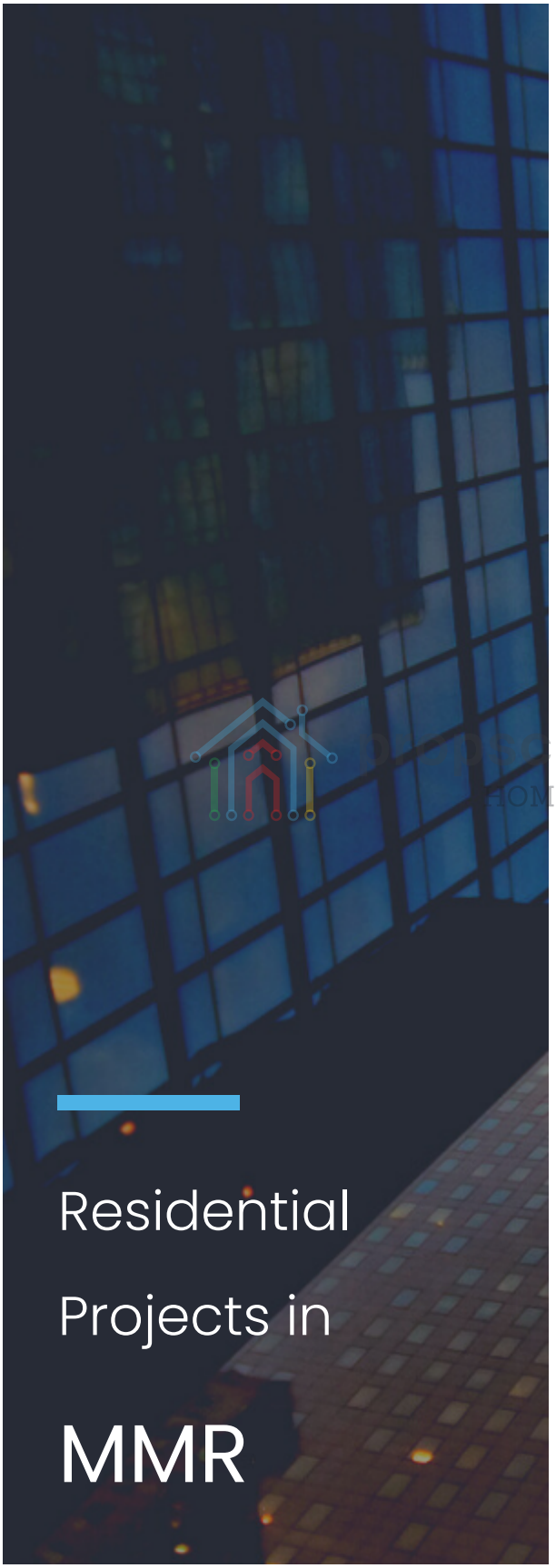
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PROP REPORT



Impressions Athena

MahaRERA Number : P51700023695



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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HOME TRUTHS

Post Office	Police Station	Municipal Ward
Dombivali	Dombiwali Police Station	Ward H

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 76 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **44.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.3 Km**
- Bus depot MIDC **2 Km**
- Dombivli East Flyover Bridge **900 Mtrs**
- Kalyan - Shilphata Rd, Neptune Superspeciality Hospital, **2.6 Km**
- Suyog Hospital **450 Mtrs**
- Vidya niketan school **650 Mtrs**
- Gopi Mall **3.5 Km**
- Apka Super Market **850 Mtrs**

IMPRESSIONS ATHENA

LAND & APPROVALS

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

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HOME TRUTHS

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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, 2023	1735.80 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

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

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HOME TRUTHS

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

ATHENA - A Wing	2	4	4	1 BHK,2 BHK	16
ATHENA - B Wing	2	4	4	1 BHK,2 BHK,Studio	16

First Habitable Floor	1st

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

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HOME TRUTHS

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	507 - 523 sqft
1 BHK	364 - 367 sqft
1 BHK	332 - 352 sqft

Studio	254 sqft
2 BHK	466 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
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
2 BHK	INR 10495.78	INR 4893164	INR 5137822 to 55874259
1 BHK	INR 10497.6	INR 3486563	INR 3660891 to 4045249
Studio	INR 10503.94	INR 2668000	INR 2671977

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

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HOME TRUTHS

GST	Stamp Duty	Registration
5%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

Bank Approved Loans	DHFL Bank

Transaction History

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

IMPRESSIONS ATHENA

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	83
Infrastructure	78
Local Environment	73
Land & Approvals	44

Project	55
People	39
Amenities	36
Building	55
Layout	38
Interiors	65
Pricing	30
Total	**53/100**

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HOME TRUTHS

IMPRESSIONS ATHENA

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