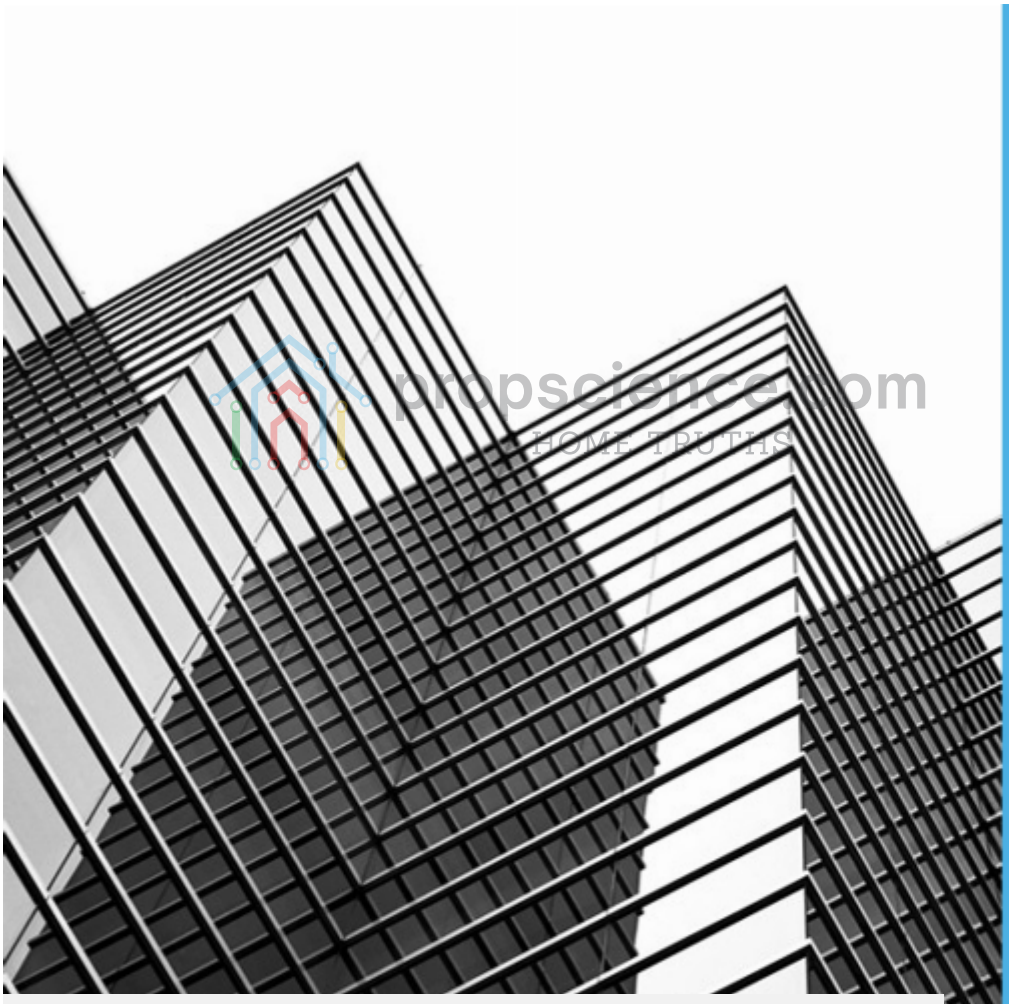
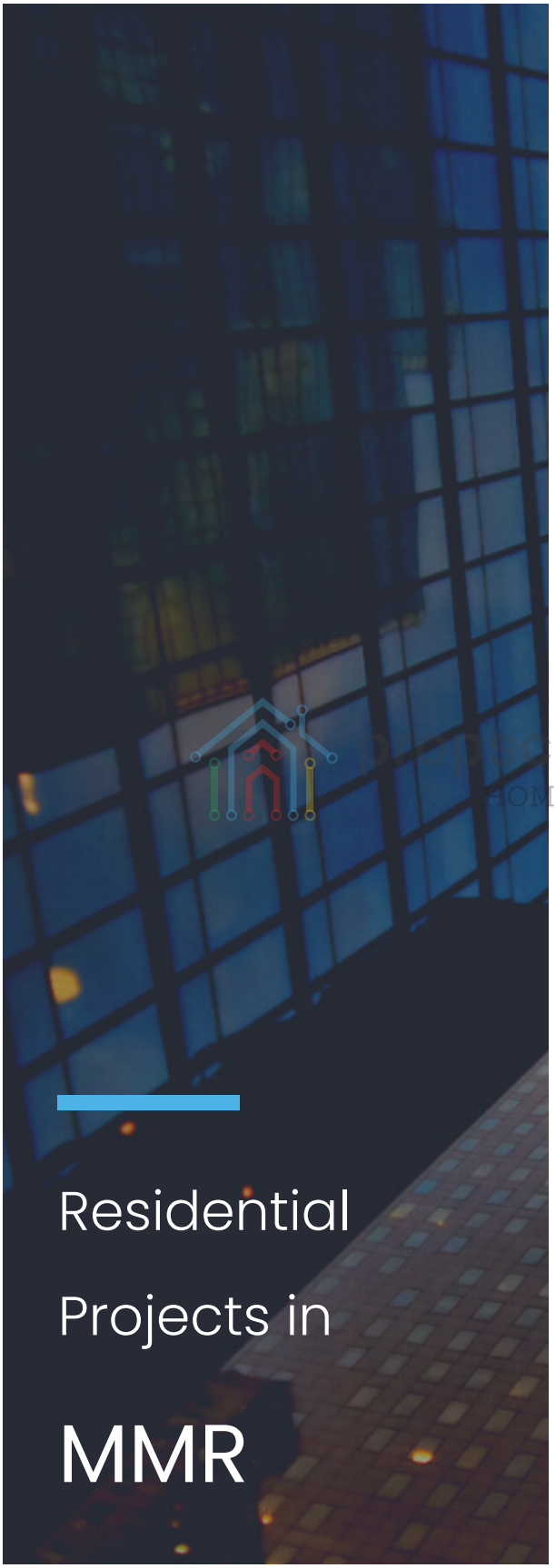
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PROP REPORT



Dosti West County - Dosti Pine

MahaRERA Number : P51700025834



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 Balkum. Balkum Pada is a locality in Thane West, part of the Konkan Division. It is one of the most important towns in the Thane district. Infrastructure development, such as the construction of the Balkum flyover, which connects it to the Eastern Express Highway, has helped Balkum transform its image from a mid-segment to an upscale residential area that meets the needs of people. It is well connected by Thane Bhiwandi Road, Eastern Express Highway, Mumbai Nasik Highway, and Ghodunder Road. The nearest train station is Thane and is about 5 km away. CST International Airport is 25 km away. The upcoming metro stations, Kapurbawdi and Balkum, are planned on Line 5, which Thane plans to connect with Bhiwandi, Kalyan, and other places in the eastern suburbs. It has schools, colleges, supermarkets, and shopping centres in the area. Many industrial centres are in the vicinity.

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Post Office	Police Station	Municipal Ward
Balkum	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.1 Km**
- Balkum Naka **800 Mtrs**
- Thane Railway Station **5.9 Km**
- GB Road **1.8 Km**
- Jupiter Hospital **3.7 Km**
- DAV Public School **3.1 Km**
- Viviana Mall **4.4 Km**
- DMart Kolshet **2.3 Km**

DOSTI WEST COUNTY - DOSTI PINE

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	10	4

DOSTI WEST COUNTY - DOSTI PINE

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
NA	NA	NA

DOSTI WEST COUNTY - DOSTI PINE

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2027	2940 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium
Leisure	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Day Care,Party Lawn,Restaurant / Cafe
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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DOSTI WEST COUNTY - DOSTI PINE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosti Pine - Wing A	4	37	7	2 BHK	259

Dosti Pine - Wing B	4	37	8	2 BHK	296
Dosti Pine - Wing C	4	37	7	2 BHK	259
Dosti Pine - Wing D	4	37	7	2 BHK	259
Dosti Pine - Wing E	4	37	7	2 BHK,3 BHK	259

First Habitable Floor	1st floor

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

DOSTI WEST COUNTY - DOSTI PINE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	641 - 739 sqft
2 BHK	641 - 739 sqft
2 BHK	641 - 739 sqft
2 BHK	641 - 739 sqft
2 BHK	641 - 739 sqft
3 BHK	1115 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows

HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

DOSTI WEST COUNTY - DOSTI PINE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9124000 to 10500000
3 BHK	--	--	INR 15600000

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

GST	Stamp Duty	Registration
1%	6%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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.

Category	Score

Place	73
Connectivity	65
Infrastructure	76
Local Environment	100
Land & Approvals	70
Project	83
People	56
Amenities	100
Building	65
Layout	61
Interiors	73
Pricing	40
Total	**72/100**

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DOSTI WEST COUNTY - DOSTI PINE

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