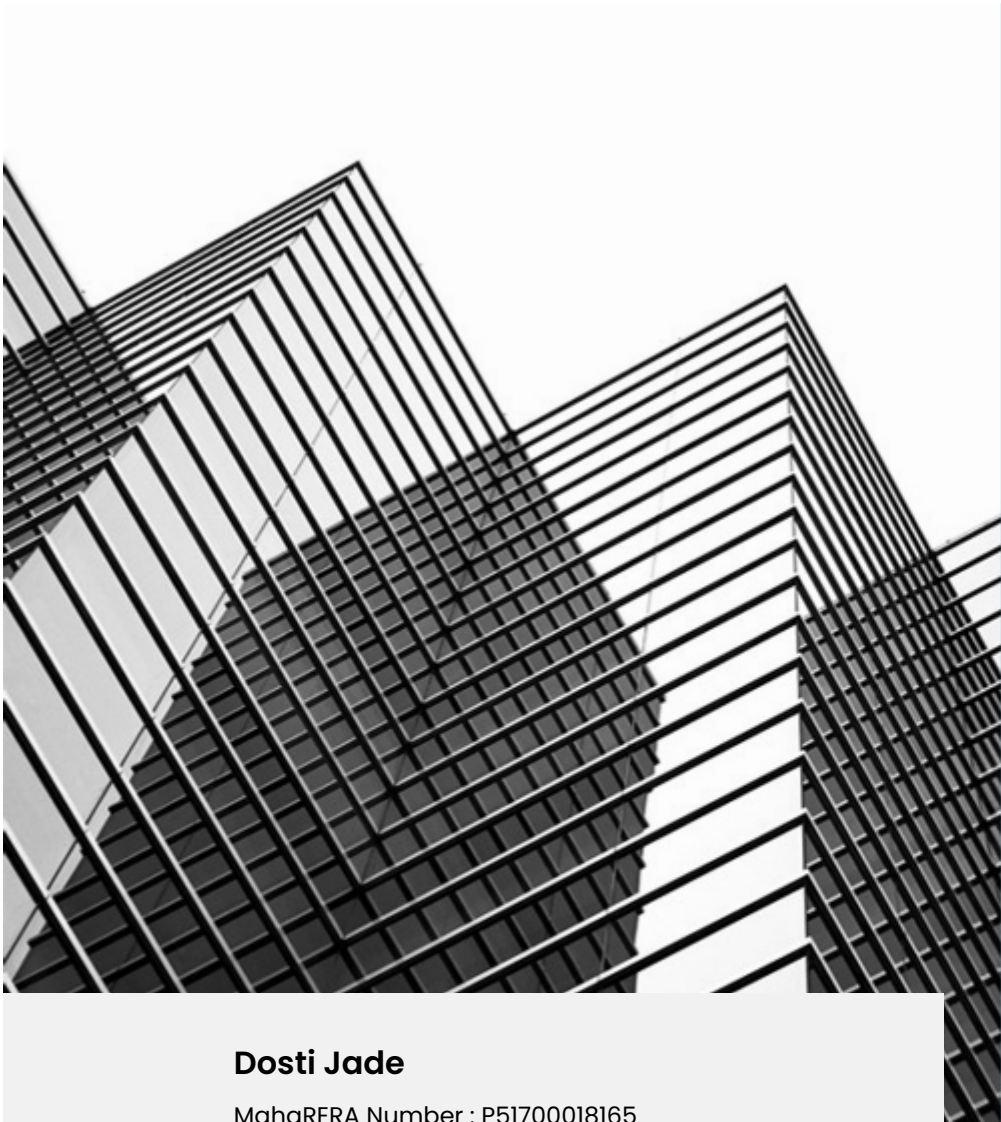


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PROP REPORT



Dosti Jade

MaharERA Number : P51700018165



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
Shilphata S.O	NA	Ward D

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 **70 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
NA	1	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 31st December, 2021	1040 Sqmt	2 BHK,2.5 BHK

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 Jade - A Wing	3	34	5	2 BHK,2.5 BHK	170
Dosti Jade - B Wing	3	34	5	2 BHK,2.5 BHK	170
First Habitable Floor				1st	

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,Stretchers Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	613.32 – 669.38 sqft
2.5 BHK	721.78 – 730.17 sqft
2 BHK	613.32 – 669.38 sqft
2.5 BHK	721.78 – 730.17 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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
2 BHK	INR 13601.3	INR 8341950	INR 8781000 to 9584000
3 BHK	INR 13601.25	INR 9818250	INR 10335000 to 10454000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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.
October 2022	526	18	INR 4000000	INR 7604.56
September 2022	740	19	INR 6620000	INR 8945.95
September 2022	525	16	INR 4700000	INR 8952.38
September 2022	651	9	INR 6500000	INR 9984.64
September 2022	507	2	INR 3750000	INR 7396.45

September 2022	630	NA	INR 5525000	INR 8769.84
August 2022	422	21	INR 3755000	INR 8898.1
August 2022	516	14	INR 3650000	INR 7073.64
August 2022	507	26	INR 4100000	INR 8086.79
July 2022	617	23	INR 6440000	INR 10437.6
July 2022	651	27	INR 5750000	INR 8832.57
July 2022	630	3	INR 4900000	INR 7777.78
June 2022	711	NA	INR 6372000	INR 8962.03
June 2022	857	NA	INR 7800000	INR 9101.52
June 2022	740	NA	INR 6600000	INR 8918.92
May 2022	781	26	INR 5610000	INR 7183.1
May 2022	423	NA	INR 3800000	INR 8983.45
May 2022	631	NA	INR 4500000	INR 7131.54
April 2022	579	NA	INR 4499000	INR 7770.29

April 2022

481

NA

INR 3648000

INR 7584.2

DOSTI JADE

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	64
Project	71
People	65

Amenities	64
Building	55
Layout	49
Interiors	55
Pricing	40
Total	61/100

DOSTI JADE

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