



# PROP REPORT





**Kohinoor Eden B2**

MahaRERA Number : P51700034683

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PROPSCIENCE

# WE HELP YOU MAKE THE INVESTMENT

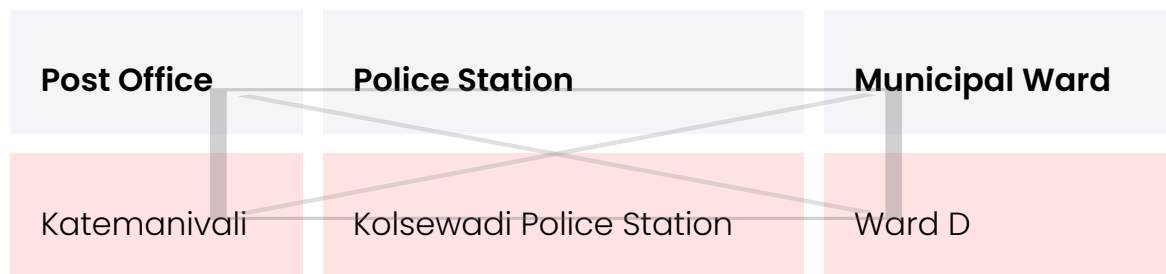
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Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We 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 Kalyan 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.



## 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 65 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **54.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **44.1 Km**
- Namaskar Dhaba Bus Stop **600 Mtrs**
- Kalyan Railway Station **5.8 Km**
- Suchak Naka **3.2 Km**
- Suman Multispeciality Hospital ICU & Trauma Care **550 Mtrs**
- Gayatri Vidyalay **450 Mtrs**
- Metro Junction Mall **4.8 Km**
- Patel R Mart **3 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

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# BUILDER & CONSULTANTS

Kohinoor ventured into the Real Estate Development sector, starting with a stand-alone residential building project at Dadar in 1979. This activity, like Education, has grown steadily over the years, and today, Kohinoor has two mega projects that are on-going. The Kohinoor City development at Kurla-Vidyavihar (W), is the first integrated development project in the city of Mumbai with residential buildings, office towers, shopping mall, hospital, school, colleges, hotel, club house and auditorium - an all-in-one, well-planned township.

Project Funded By	Architect	Civil Contractor
NA	NA	NA



# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	2812.69 Sqft	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
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<b>Leisure</b>	Steam Room,Senior Citizen Zone,Reflexology Park
<b>Business &amp; Hospitality</b>	Party Lawn
<b>Eco Friendly Features</b>	Green Zone

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B2	3	23	11	1 BHK,2 BHK	253
<b>First Habitable Floor</b>					1st

### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,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,Goods Lift

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# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	362.61 – 406.62 sqft
2 BHK	539.94 sqft

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

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint, 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 7778.23	INR 2821000	INR 2962050 to 3321150
2 BHK	INR 7869.39	INR 4249000	INR 4461450

**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	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank Approved  
Loans**

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.

Category	Score
Place	38
Connectivity	55
Infrastructure	78
Local Environment	100
Land & Approvals	50

<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<del>57/100</del>

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