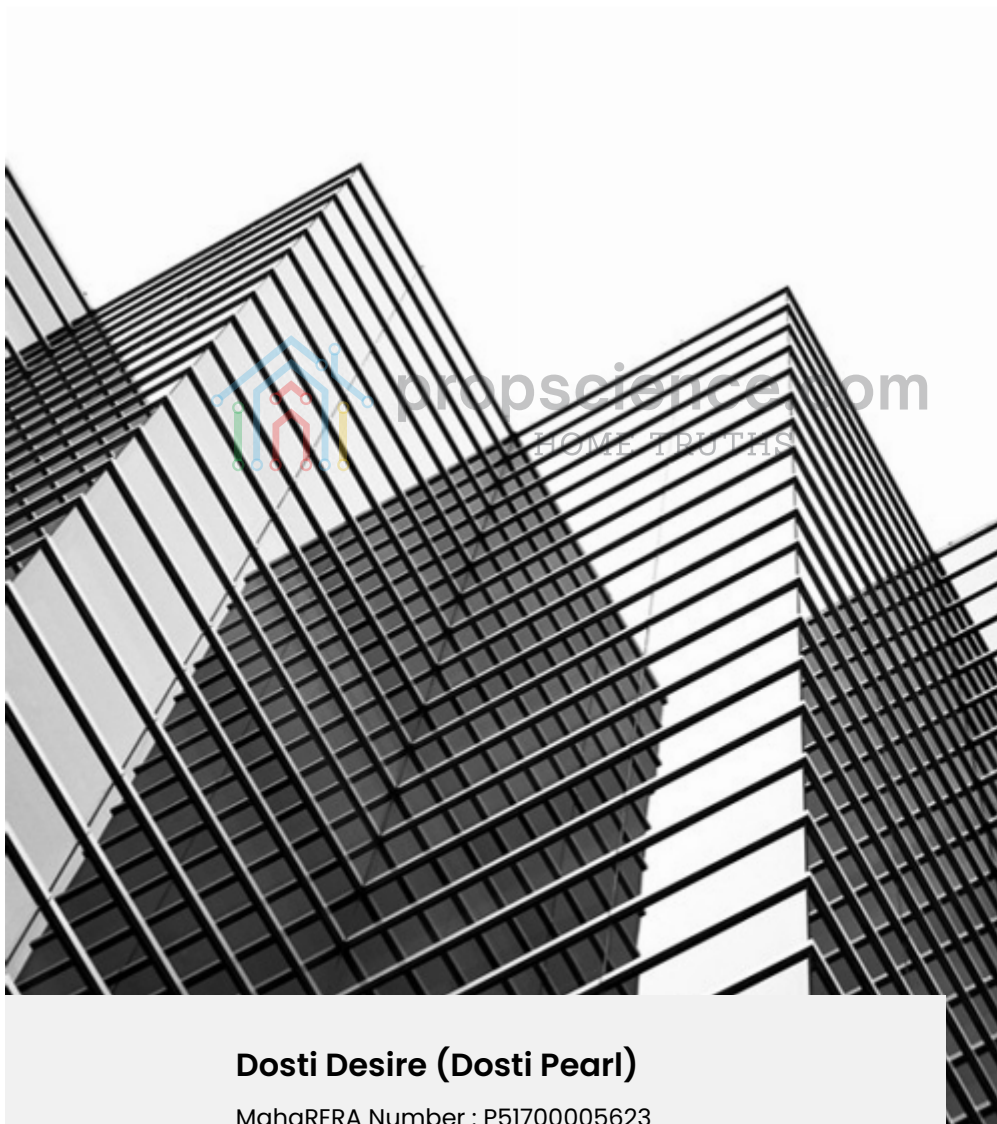


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PROP REPORT



Dosti Desire (Dosti Pearl)

MahaRERA Number : P51700005623



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

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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 114 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **28.5 Km**
- Brahmand **1.0 Km**
- Thane Station **9.9 Km**
- Eastern Express Highway **4.5 Km**
- Horizon Prime Hospital **1.9 Km**
- Orchids The International School **1.2 Km**
- R Mall **2.5 Km**
- DMart Ready **3.7 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2022	6	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
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 28th February, 2021	1446.68 Sqmt	1.5 BHK,2 BHK,2.5 BHK

Project Amenities

Sports 	Badminton Court,Cricket Pitch,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	HOME TRUTHS Yoga Room / Zone,Library / Reading Room,Deck Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosti Pearl	6	26	12	1.5 BHK, 2 BHK, 2.5 BHK	312
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, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift, Auto Rescue Device (ARD)

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FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	518 sqft
2 BHK	607 sqft

2.5 BHK

783 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, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards

Finishing

Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows

HVAC Service

NA

Technology

Optic Fiber Cable

White Goods

NA

DOSTI DESIRE (DOSTI PEARL)

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 7770000
2 BHK	--	--	INR 9105000
2.5 BHK	--	--	INR 11745000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 230000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd


Transaction History

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

DOSTI DESIRE (DOSTI
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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	HOME TRUTHS 73
Connectivity	55
Infrastructure	84
Local Environment	80
Land & Approvals	56
Project	70
People	65

Amenities	70
Building	82
Layout	55
Interiors	63
Pricing	40
Total	66/100

DOSTI DESIRE (DOSTI
PEARL)



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HOME TRUTHS

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