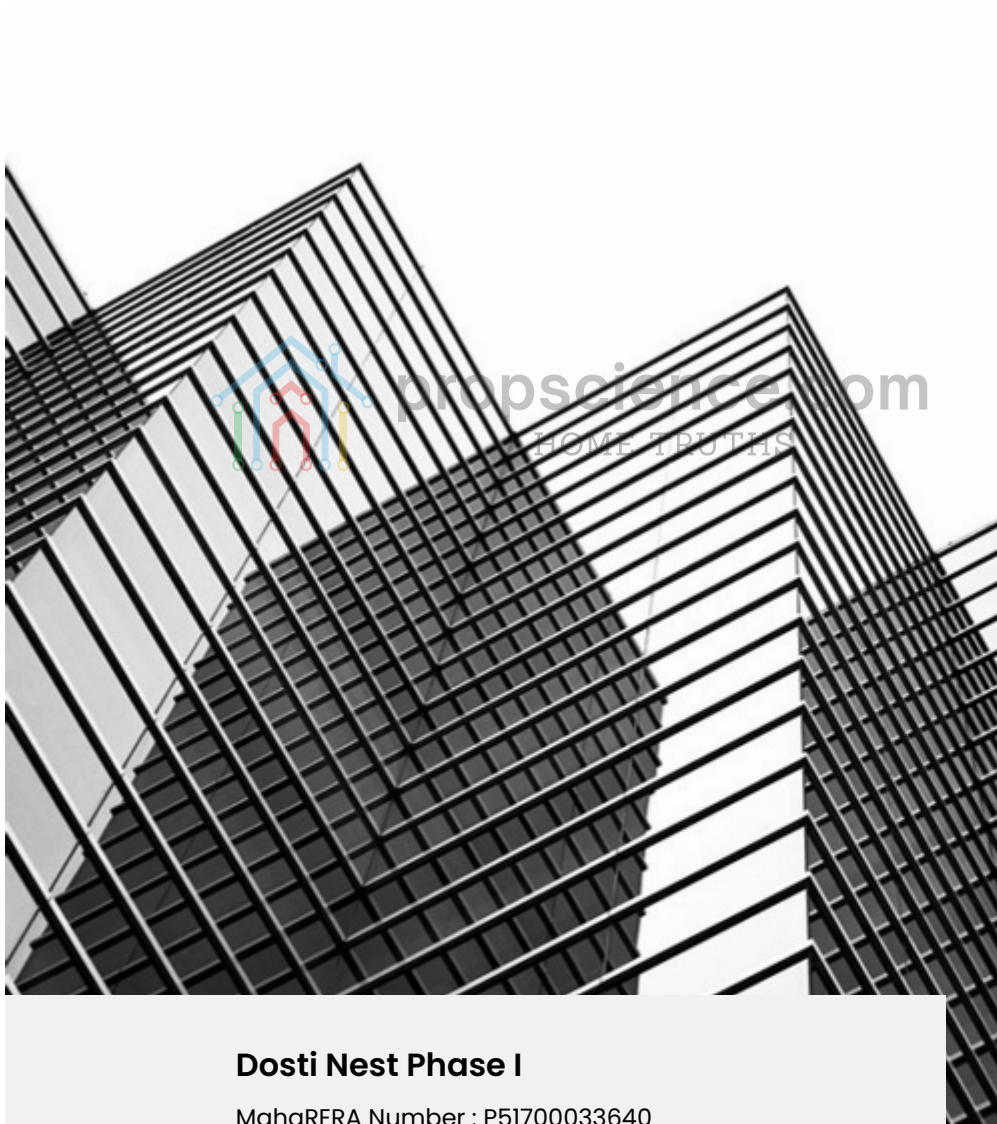


propscience.com

PROP REPORT



Dosti Nest Phase I

MahaRERA Number : P51700033640



Residential
Projects in
MMR


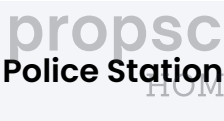

WE HELP YOU MAKE THE INVESTMENT

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 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.

 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 **25.8 Km**
- Khopat Bus Depot **4.4 Km**
- Thane Railway Station **5.9 Km**
- Ghodbunder Road **2.7 Km**
- Jupiter Hospital Thane **3.8 Km**
- C.P. Goenka International School **2.1 Km**
- Viviana Mall **3.7 Km**
- DMart Kolshet **2.5 Km**

DOSTI NEST PHASE I

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
 April 2022	12	1

DOSTI NEST PHASE I

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

DOSTI NEST PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	8690 Sqmt	1 BHK,Studio

Project Amenities  **propscience.com**
HOME TRUTHS

Sports	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,ATM / Bank Attached,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosti Merlin	6	38	13	1 BHK, Studio	494
First Habitable Floor					4th

Services & Safety

- Security :** Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone, 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, Auto Rescue Device (ARD)

FLAT INTERIORS

Configuration	RERA Carpet Range
---------------	-------------------

Studio	292 sqft
1 BHK	392 - 431 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	HOME TRUTHS False Ceiling, Laminated flush doors, Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

DOSTI NEST PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 4390000
1 BHK	--	--	INR 5900000 to 6465000

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

GST	Stamp Duty	Registration
1%	0%	INR 0
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	0% Stamp Duty & Registration Charges till 20th May 2022
Payment Plan	Construction Linked Payment

**Bank
Approved
Loans**

Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IndusInd Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Tata Capital,YES Bank

Transaction History

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

DOSTI NEST PHASE I

ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	385	15	INR 6713000	INR 17436.36
August 2022	431	11	INR 6763000	INR 15691.42
August 2022	431	10	INR 6773000	INR 15714.62
July 2022	385	16	INR 6773000	INR 17592.21
July 2022	431	15	INR 6763000	INR 15691.42
July 2022	392	12	INR 5495000	INR 14017.86

July 2022	392	12	INR 5652000	INR 14418.37
June 2022	432	14	INR 5672000	INR 13129.63
June 2022	503	14	INR 6783000	INR 13485.09
June 2022	432	6	INR 5515000	INR 12766.2
June 2022	503	16	INR 6576000	INR 13073.56

DOSTI NEST PHASE I

PROJECT PROPSCORE



propscience.com

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	55
Infrastructure	84

Local Environment	100
Land & Approvals	58
Project	77
People	65
Amenities	84
Building	65
Layout	53
 Interiors	63
Pricing	40
Total	68/100

propscience.com
HOME TRUTHS

DOSTI NEST PHASE I

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-

generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such

loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

