PROP REPORT





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 Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

| Post Office | Police Station | Municipal Ward |
|-------------|-----------------------------|----------------|
| Sion | Cuffe Parade Police Station | Ward F North |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 32 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport 13.4 Km
- Rani Lakshmi Chowk **1 Km**
- Sion Railway Station 1.6 Km
- Eastern Express Hwy -Rani Lakshmi Chowk **1 Km**
- Lilavati Hospital And Research Centre 6.7 Km
- People's Welfare Society's High School 800 Mtrs
- Phoenix Marketcity 6.3 Km
- MAA ASHAPURA SUPER MARKET 950 Mtrs

LAND & APPROVALS

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

DOSTI MEZZO'22

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 | |

DOSTI MEZZO'22

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|--------------|-------------|
| 2026 Ready to move | 5544.34 Sqmt | 2 BHK,3 BHK |

Project Amenities

| Sports | Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium |
|------------------------|--|
| Leisure | Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Banquet Hall,Visitor's Room,Day Care,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars |

DOSTI MEZZO'22

BUILDING LAYOUT

| Number Total Tower Name of Lifts Floors | Flats per Floor | Configurations | Dwelling Units |
|---|-----------------------|----------------|-------------------|
|---|-----------------------|----------------|-------------------|

| Dosti Mezzo'22- Wing A | 6 | 28 | 4 | 3 BHK | 112 |
|------------------------------|---|----|---|-----------|-----|
| Dosti Mezzo'22- Wing B | 6 | 28 | 4 | 2 BHK | 112 |
| First Habitable Floor | | | | 2nd Floor | |

Services & Safety

- Security: Society Office, Maintenance Staff, Security System / CCTV, Security Staff
- Fire Safety: Fire cylinders, CNG / LPG Gas Leak Detector
- **Sanitation:** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation : High Speed Elevators, Goods Lift

DOSTI MEZZO'22

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 3 BHK | 938 sqft |
| 2 BHK | 532 sqft |

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

| Flooring Marble Flooring, Wooden Flooring | | |
|---|---|--|
| Joinery, Fittings & Fixtures | Kitchen Platform,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards | |
| Finishing | Anodized Aluminum / UPVC Window Frames,False Ceiling | |
| HVAC Service | NA | |
| Technology | WIFI enabled,Optic Fiber Cable | |
| White Goods | Modular Kitchen,Geyser,Washing Machine & Dryer,Refrigerator,Dish Washer | |

DOSTI MF770'22

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | | | INR 17900000 |

| 3 BHK | | | INR 31000000 |
|-------|--|--|--------------|
|-------|--|--|--------------|

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 5% | 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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank | |

Transaction History

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

DOSTI MEZZO'22

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 | 65 |
| Connectivity | 83 |
| Infrastructure | 64 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 65 |
| Amenities | 60 |
| Building | 59 |
| Layout | 49 |

| Interiors | 80 |
|-----------|--------|
| Pricing | 40 |
| Total | 65/100 |

DOSTI MEZZO'22

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