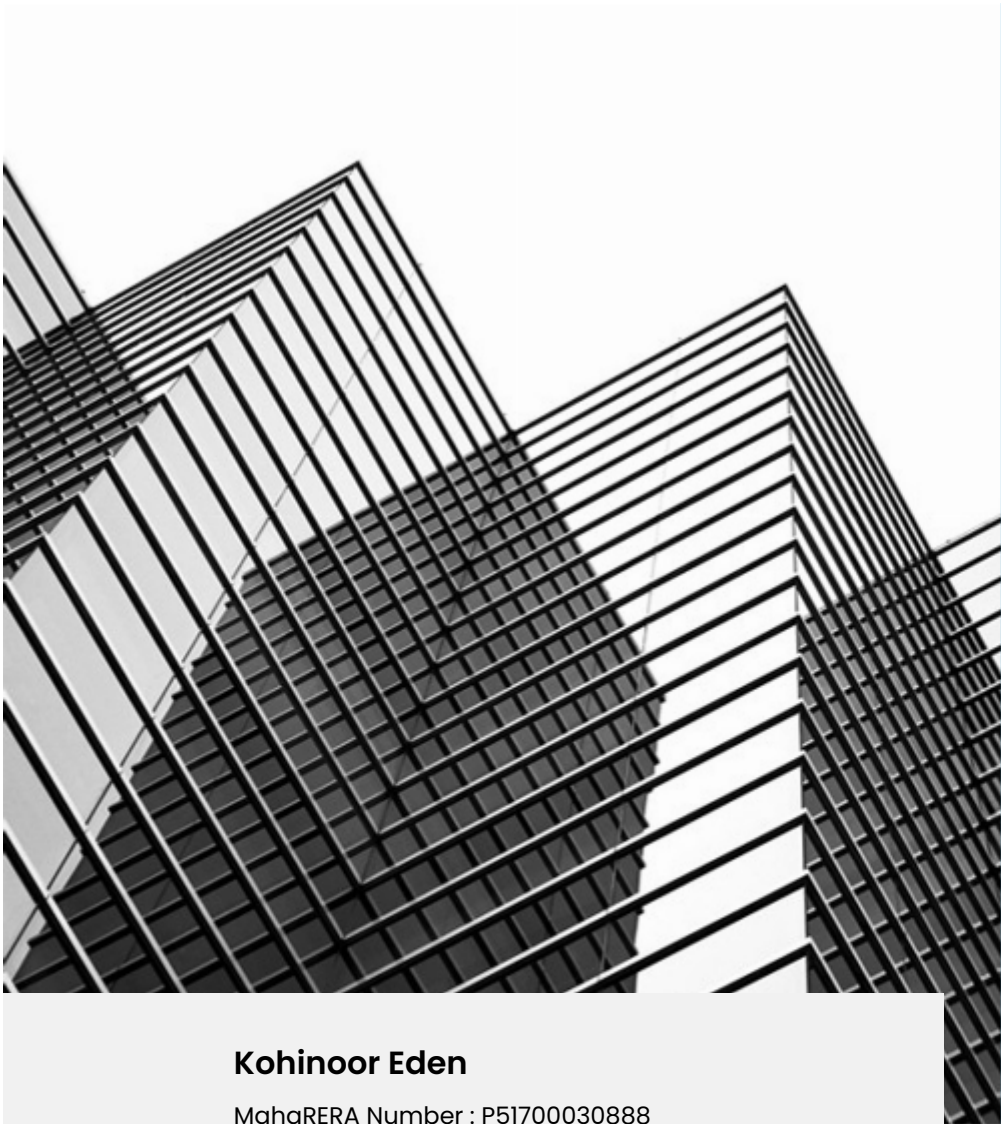


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PROP REPORT



Kohinoor Eden

MahaRERA Number : P51700030888



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 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.

Post Office	Police Station	Municipal Ward
Katemanivali	Kolsewadi Police Station	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 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 Km**
- 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**

KOHINOOR EDEN

LAND & APPROVALS

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

KOHINOOR EDEN

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

KOHINOOR EDEN

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Multipurpose Court,Squash Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Temple,Deck Area,Reflexology Park,Pergola
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Solar Pannel

KOHINOOR EDEN

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kohinoor Eden B1	3	23	11	1 BHK,2 BHK	253
First Habitable Floor				1st	

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Boom Barriers,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

KOHINOOR EDEN

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	384.71 – 452.09 sqft
2 BHK	572.44 – 602.03 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

KOHINOOR EDEN

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 6980.69	INR 2686600	INR 2828000 to 3322000
2 BHK	INR 7258.77	INR 4155775	INR 4374500 to 4600000

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
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	ICICI Bank,SBI Bank

Transaction History

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

KOHINOOR EDEN

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	30
Infrastructure	78
Local Environment	100
Land & Approvals	44
Project	65
People	39
Amenities	84
Building	55
Layout	53
Interiors	63
Pricing	40
Total	57/100

KOHINOOR EDEN

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