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# PROP REPORT



**Dotom Domain**

MaharERA Number : P51800023311



# 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 Govandi (West). Govandi is a suburban neighbourhood in eastern Mumbai. Govandi Slums , Lotus Colony , Shivaji Nagar , Adasa Nagar , Govandi West are the nearby Localities to Govandi Slums Govandi West

Post Office	Police Station	Municipal Ward
Shivaji Nagar	Deonar Police Station	Ward M West

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 176 AQI and the noise pollution is Greater than 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.3 Km**
- New Gautam Nagar Bus Stop **290 Mtrs**
- Chembur Railway Station **3.1 Km**
- Vivo Ghatkopar Metro Station **4 Km**
- Govandi Railway Station **1 Km**
- Jeejabai Bhosale Marg **500 Mtrs**
- Glazy Hospital Govandi **100 Mtrs**
- RBK international school **850 Mtrs**
- K Star Mall **2.9 Km**
- Maharashtra Supermarket **120 Mtrs**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Dotom Realty is a well known and reputed face in the construction industry. It is a popular and a well established real estate developer in the vicinities of Mumbai. It has undertaken many residential projects in the areas of Borivali, Khar, Matunga and Vikhroli. Besides these, there are multiple other ongoing and upcoming residential projects that it aims to finish it in near future.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1.09 Acre	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	4	33	8	1 BHK,2 BHK	264
B Wing	4	33	7	1 BHK,2 BHK	231

C Wing	4	33	8	1 BHK	264
First Habitable Floor				1st Floor	

### Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** Fire rated doors / walls
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	322 - 336 sqft
2 BHK	533 sqft
1 BHK	322 - 336 sqft
2 BHK	533 sqft

1 BHK	336 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	NA
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery
Finishing	Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 7500000 to 7700000
2 BHK	--	--	INR 12300000

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

GST	Stamp Duty	Registration
5%	0%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	NO STAMPDUTY OFFER*
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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



# 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	48
Connectivity	83
Infrastructure	86
Local Environment	53
Land & Approvals	44
Project	76
People	46
Amenities	54

<b>Building</b>	53
<b>Layout</b>	45
<b>Interiors</b>	48
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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