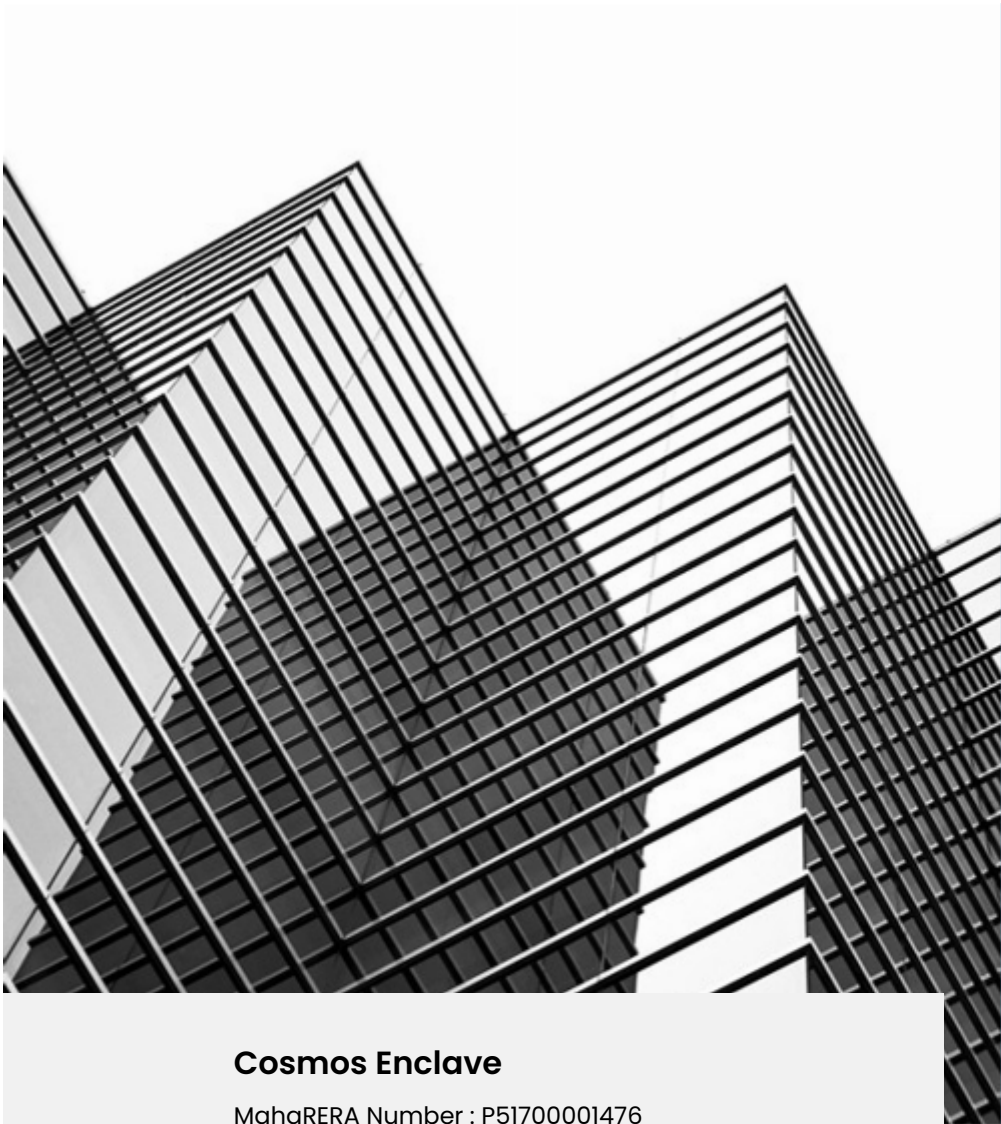


# PROP REPORT



**Cosmos Enclave**

MahaRERA Number : P51700001476



# 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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- International Airport **29.0 Km**
- Thane Railway Station **10.1 Km**
- Vedant Hospital **1.9 Km**
- DAV Public School **5.9 Km**
- Korum Mall **8.5 Km**
- D'Mart **1.2 Km**

## LAND & APPROVALS

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

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COSMOS ENCLAVE

## BUILDER & CONSULTANTS

Mr. Suraj Parmar, Mr. Pradip Chopra, and Mr. Manish Mehta established the business in the year 2000, and it takes pleasure in its honesty, quality, and fantastic work. The founders of this business have a 30-year history in the building industry and have created townships in Virar, Vasai, Thane, and Nallasopara. Their high-quality work has established them as a force to be reckoned with in these fields. Quality Construction, On-Time Possession, and Transparent Dealing are among promises made by the Cosmos Group.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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COSMOS ENCLAVE

# PROJECT & AMENITIES

|                              |           |             |
|------------------------------|-----------|-------------|
| Time Line                    | Size      | Typography  |
| Completed on 30th June, 2019 | 2950 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area   |
| Leisure                | Pet Friendly   |
| Business & Hospitality | Clubhouse  |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

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# BUILDING LAYOUT

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

|                       |   |   |   |             |     |
|-----------------------|---|---|---|-------------|-----|
| Wing A -<br>Marigold  | 1 | 8 | 6 | 1 BHK,2 BHK | 48  |
| Wing B-<br>Maple      | 1 | 8 | 4 | 1 BHK       | 32  |
| Wing C-<br>Marvel     | 1 | 8 | 4 | 1 BHK       | 32  |
| First Habitable Floor |   |   |   |             | 1st |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 263 sqft          |

|       |                |
|-------|----------------|
| 2 BHK | 331 – 401 sqft |
| 1 BHK | 238 – 283 sqft |
| 1 BHK | 231 – 290 sqft |

|                                |    |
|--------------------------------|----|
| <b>Floor To Ceiling Height</b> | NA |
| <b>Views Available</b>         | NA |

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles                   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform                |
| <b>Finishing</b>                        | Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | NA  |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 3696000 to 4640000 |
| 2 BHK         | --            | --              | INR 5296000 to 6416000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 4%              | 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        | NA   |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

## Transaction History



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

COSMOS ENCLAVE

# 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             | 73    |
| Connectivity      | 30    |
| Infrastructure    | 58    |
| Local Environment | 30    |
| Land & Approvals  | 50    |
| Project           | 65    |
| People            | 46    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 48            |
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 34            |
| <b>Interiors</b> | 53            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>47/100</b> |

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COSMOS ENCLAVE

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