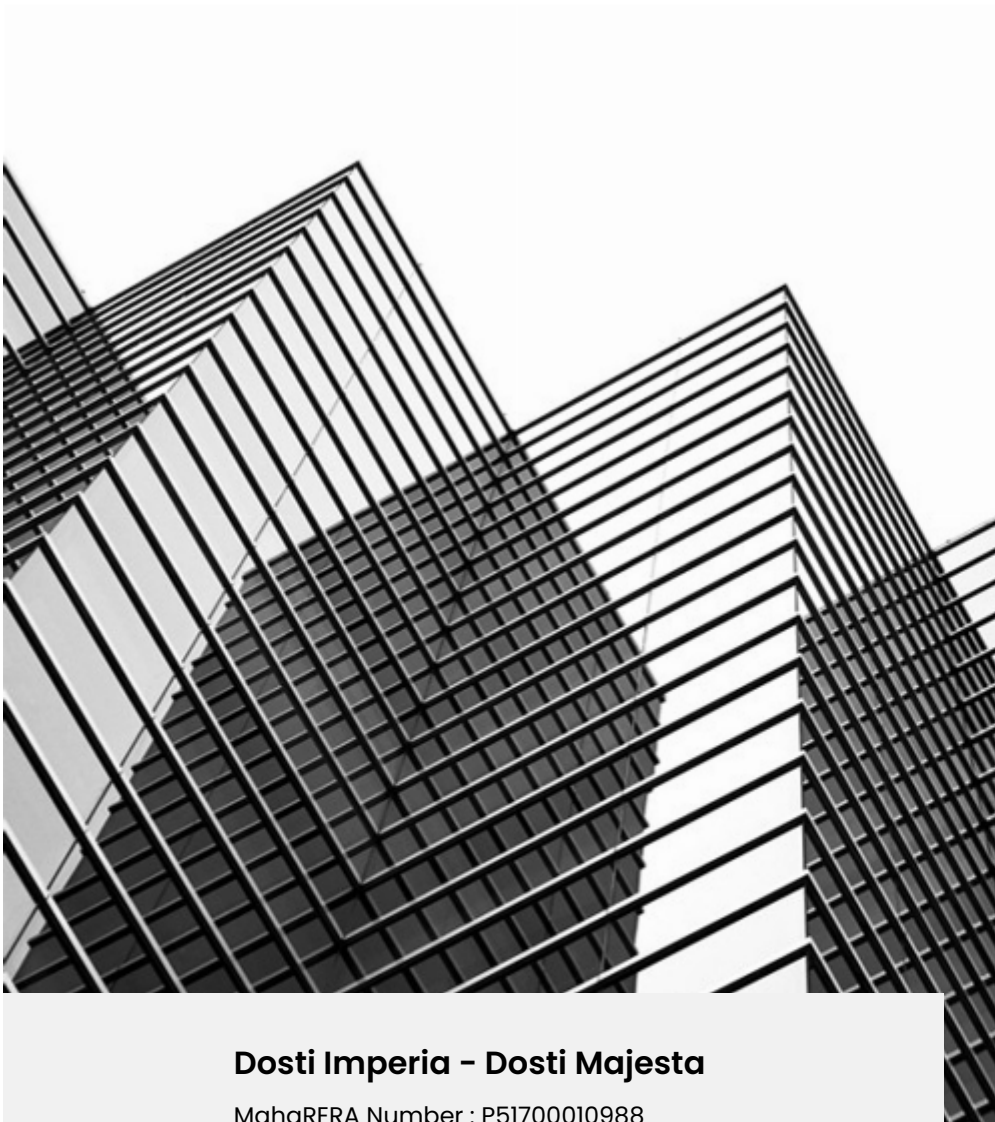


propscience.com

# PROP REPORT



**Dosti Imperia - Dosti Majesta**

MahaRERA Number : P51700010988



# 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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

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

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 47 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.6 Km**
- MSRTC Khopat Bus Station **3.8 Km**
- Thane Railway Station **5.6 Km**
- Ghodbunder Rd **41 Mtrs**
- Titan Hospital, Ghodbunder Rd **550 Mtrs**
- St . Xaviers English High School **1.0 Km**
- R-Mall Thane west **800 Mtrs**
- DMart Kolshet **2.0 Km**

## LAND & APPROVALS

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

## 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               |

## PROJECT & AMENITIES

| Time Line                        | Size       | Typography |
|----------------------------------|------------|------------|
| Completed on 31st December, 2018 | 446.2 Sqmt | 4 BHK      |

### Project Amenities

|                                   |                                                                                                                                     |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area       |
| <b>Business &amp; Hospitality</b> | Visitor's Room,Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall                                                             |
| <b>Eco Friendly Features</b>      | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel                                                      |

# BUILDING LAYOUT

| Tower Name  | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------|-----------------|--------------|-----------------|----------------|----------------|
| The Majesta | 3               | 28           | 2               | 4 BHK          | 56             |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 5th |
|-----------------------|-----|

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,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

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# FLAT INTERIORS

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

|       |                  |
|-------|------------------|
| 4 BHK | 1543 – 1552 sqft |
|-------|------------------|

|                         |                                              |
|-------------------------|----------------------------------------------|
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |

|                              |                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Marble Flooring,Wooden Flooring,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                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling                                                              |
| HVAC Service                 | Split / Box A/C Provision                                                                                                                       |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | NA                                                                                                                                              |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 4 BHK         | --            | --              | INR 30900000 to 31100000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 5%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 500000      | INR 0         |

|                            |                                                                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                                                      |
| <b>Payment Plan</b>        | Time Linked Payment                                                                                                                                |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IDBI Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind 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             | 73    |
| Connectivity      | 55    |
| Infrastructure    | 100   |
| Local Environment | 90    |
| Land & Approvals  | 56    |
| Project           | 78    |
| People            | 65    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 84            |
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 80            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>71/100</b> |

DOSTI IMPERIA – DOSTI  
MAJESTA

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