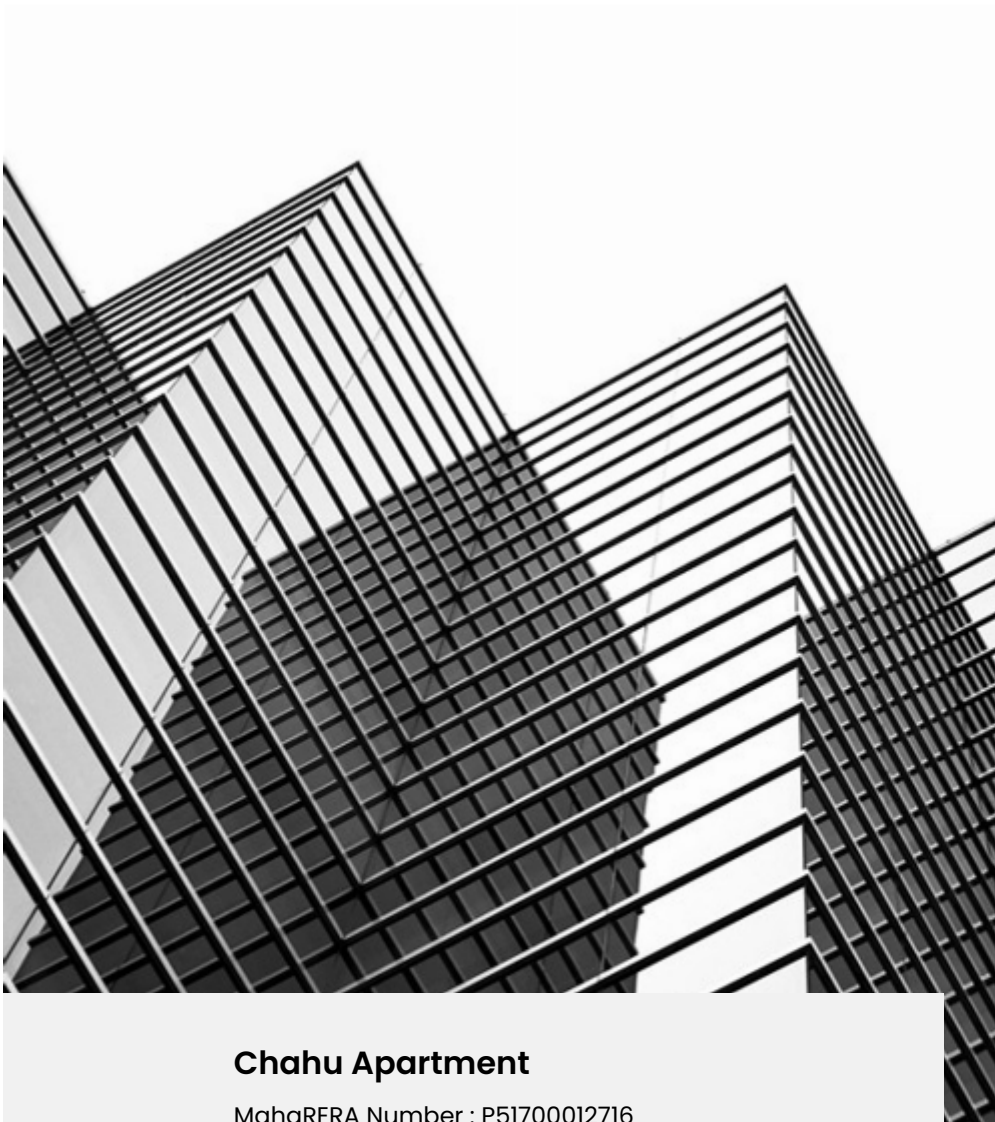


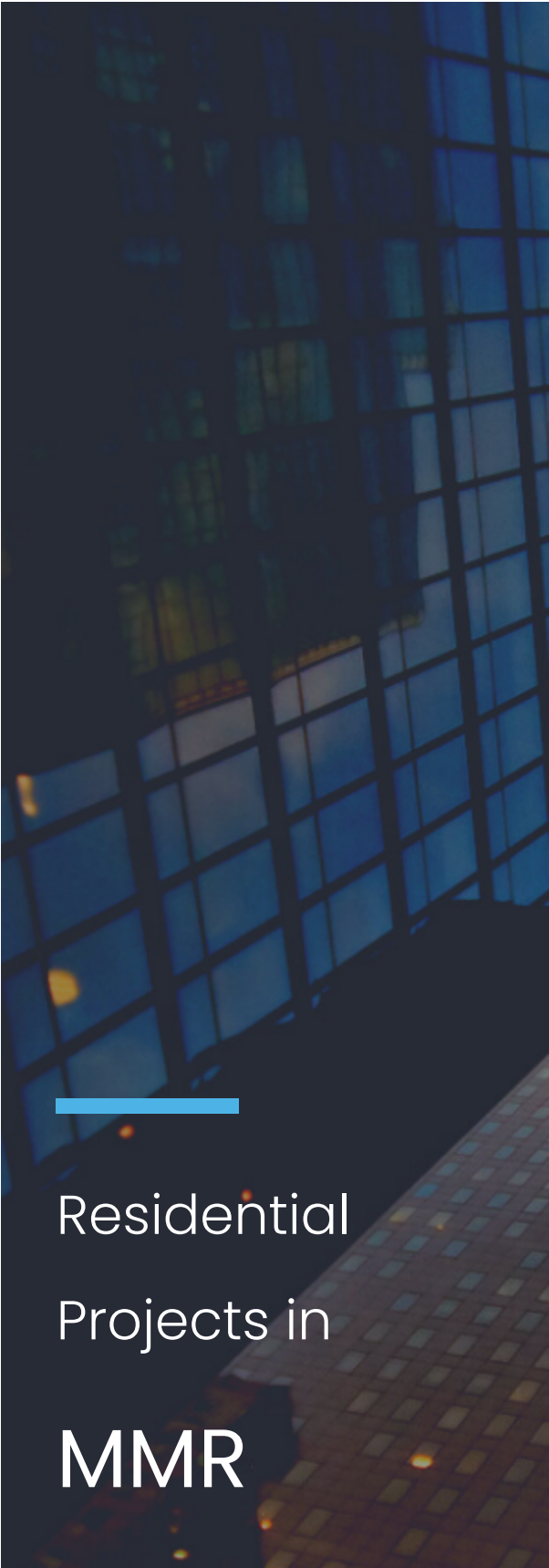
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# PROP REPORT



**Chahu Apartment**

MahaRERA Number : P51700012716



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Dombivali 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 |
|---------------|-----------------------|----------------|
| Shilphata S.O | Mumbra Police Station | Ward J         |

### 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 104 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30 Km**
- Shilphata Bus Stop **600 Mtrs**
- Diva Railway Junction **5.5 Km**
- Mumbra Panvel highway **200 Mtrs**
- Neon Hospital **3 Km**
- Kalsekar Junior & Degree College **2.6 Km**
- Lodha Xperia mall **4.8 Km**
- Big Bazar **4.9 Km**

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## CHAHU APARTMENT

## LAND & APPROVALS

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

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## CHAHU APARTMENT

## BUILDER & CONSULTANTS

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

# PROJECT & AMENITIES

| Time Line          | Size      | Typography  |
|--------------------|-----------|-------------|
| 1970 Ready to move | 3140 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                        |                                                    |
|------------------------|----------------------------------------------------|
| Sports                 | NA                                                 |
| Leisure                | NA                                                 |
| Business & Hospitality | NA                                                 |
| Eco Friendly Features  | Waste Segregation,Water Storage,Eco Friendly Paint |

# BUILDING LAYOUT

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

|                              |   |   |   |             |    |
|------------------------------|---|---|---|-------------|----|
| Chahu<br>Apartment B<br>wing | 2 | 7 | 4 | 1 BHK,2 BHK | 28 |
| Chahu<br>Apartment A<br>wing | 1 | 7 | 3 | 1 BHK,2 BHK | 21 |
| First Habitable Floor        |   |   |   | Ground      |    |

## Services & Safety

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

## CHAHU APARTMENT

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 323 sqft          |
| 1 BHK         | 375 sqft          |

|       |          |
|-------|----------|
| 2 BHK | 581 sqft |
|-------|----------|

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

|                              |                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles                                                                                                                   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors                                                  |
| HVAC Service                 | NA                                                                                                                                |
| Technology                   | NA                                                                                                                                |
| White Goods                  | NA                                                                                                                                |

CHAHU APARTMENT

COMMERCIALS

|               |               |                 |           |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

|       |              |             |                        |
|-------|--------------|-------------|------------------------|
| 1 BHK | INR 10294.12 | INR 3325000 | INR 3500000 to 4065000 |
| 2 BHK | INR 10301.2  | INR 5985000 | INR 6300000            |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 5%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | NA                     | NA                   |

|                            |                                                               |
|----------------------------|---------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | Construction Linked Payment                                   |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,ICICI 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             | 38    |
| Connectivity      | 65    |
| Infrastructure    | 70    |
| Local Environment | 90    |
| Land & Approvals  | 44    |
| Project           | 74    |
| People            | 48    |
| Amenities         | 42    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 78            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>58/100</b> |

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CHAHU APARTMENT

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