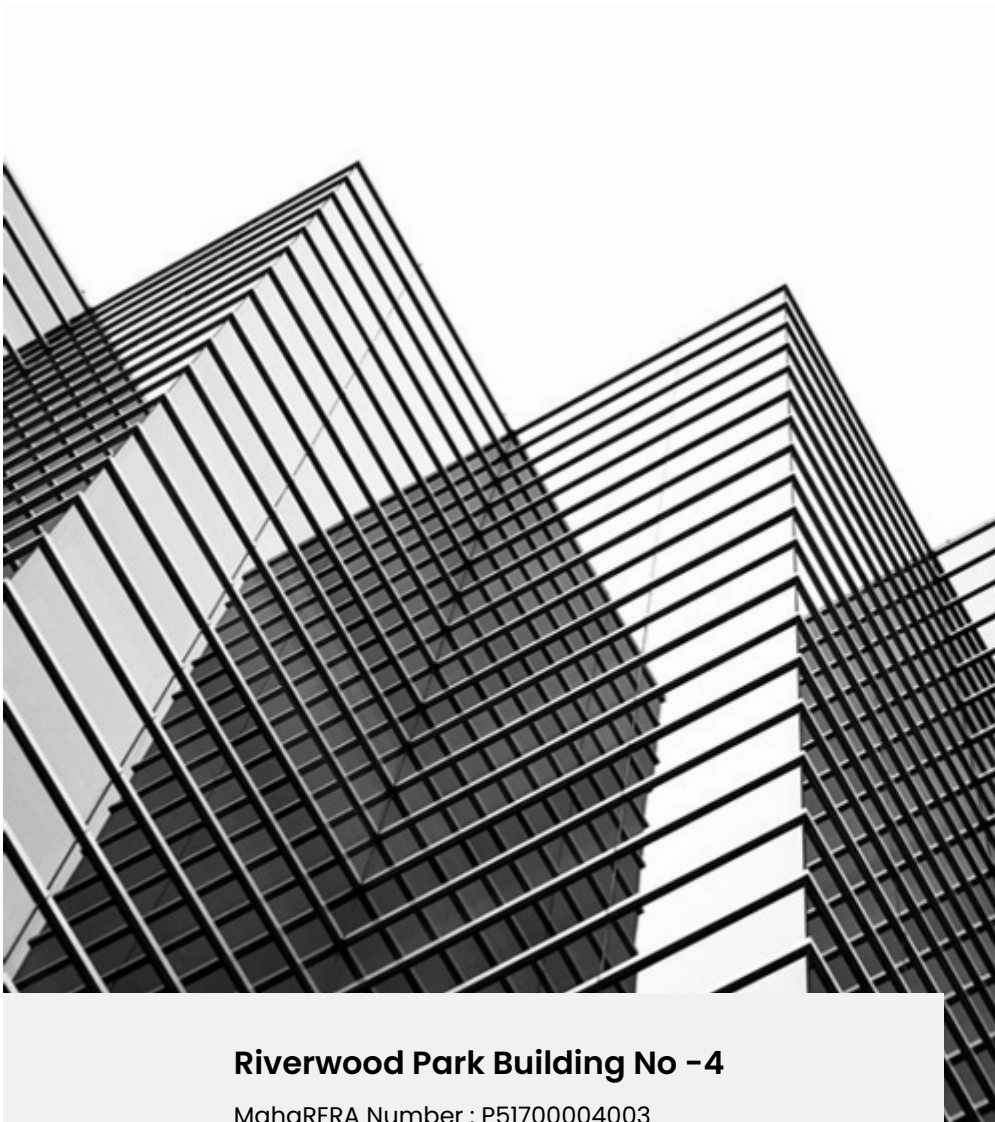


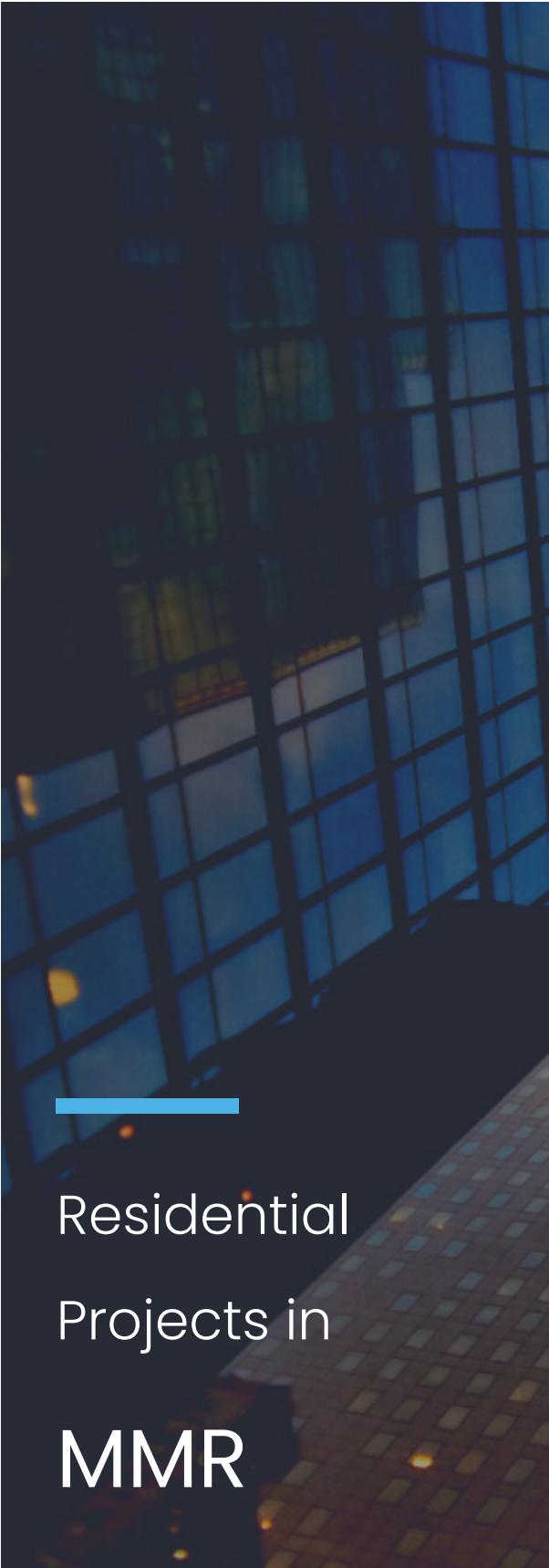
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# PROP REPORT



**Riverwood Park Building No -4**

MahaRERA Number : P51700004003



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

RIVERWOOD PARK

BUILDING NO -4

## 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 | NA             | 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 63 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **32.7 Km**
- TMT Desai Bus Stand **650 Mtrs**
- Dombivli Railway Station **8.8 Km**
- Kalyan Shilphata Road **450 Mtrs**
- Neon Hospital **1.5 Km**
- Lodha World School **1.3 Km**
- LODHA Xperia Mall **1.3 Km**
- DMart **4.8 Km**

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RIVERWOOD PARK  
BUILDING NO -4

## LAND & APPROVALS

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

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RIVERWOOD PARK  
BUILDING NO -4

## BUILDER & CONSULTANTS

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

ICICI Bank

NA

NA

RIVERWOOD PARK

BUILDING NO -4

## PROJECT & AMENITIES

| Time Line                       | Size      | Typography  |
|---------------------------------|-----------|-------------|
| Completed on 31st October, 2021 | 0.63 Acre | 1 BHK,2 BHK |

### Project Amenities

|                                   |                                                                                                                    |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Basketball Court,Cricket Pitch,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Temple  |
| <b>Business &amp; Hospitality</b> | Banquet Hall                                                                                                       |
| <b>Eco Friendly Features</b>      | Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint |

RIVERWOOD PARK

BUILDING NO -4

## BUILDING LAYOUT

| Tower Name                    | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Riverwood Park Building No -4 | 4               | 24           | 8               | 1 BHK,2 BHK    | 192            |

First Habitable Floor

1st

### Services & Safety

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

RIVERWOOD PARK

BUILDING NO -4

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 350 sqft          |
| 2 BHK         | 575 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,Dry Walls,False Ceiling                                                |
| HVAC Service                 | NA                                                                                                                                |
| Technology                   | NA                                                                                                                                |
| White Goods                  | NA                                                                                                                                |

|                                                     |  |
|-----------------------------------------------------|--|
| <div>RIVERWOOD PARK</div> <div>BUILDING NO -4</div> |  |
|-----------------------------------------------------|--|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | INR 8228.57   | INR 2880000     | INR 3200000 |
| 2 BHK         | INR 8373.91   | INR 4815000     | INR 5350000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 6%         | 5%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | NA            |

|                     |                                                                            |
|---------------------|----------------------------------------------------------------------------|
| Festive Offers      | The builder is not offering any festive offers at the moment.              |
| Payment Plan        | Construction Linked Payment                                                |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

## Transaction History



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

RIVERWOOD PARK  
BUILDING NO -4

# 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    | 78    |
| Local Environment | 100   |
| Land & Approvals  | 50    |
| Project           | 71    |
| People            | 48    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 86            |
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 65            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>63/100</b> |

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RIVERWOOD PARK  
BUILDING NO -4

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