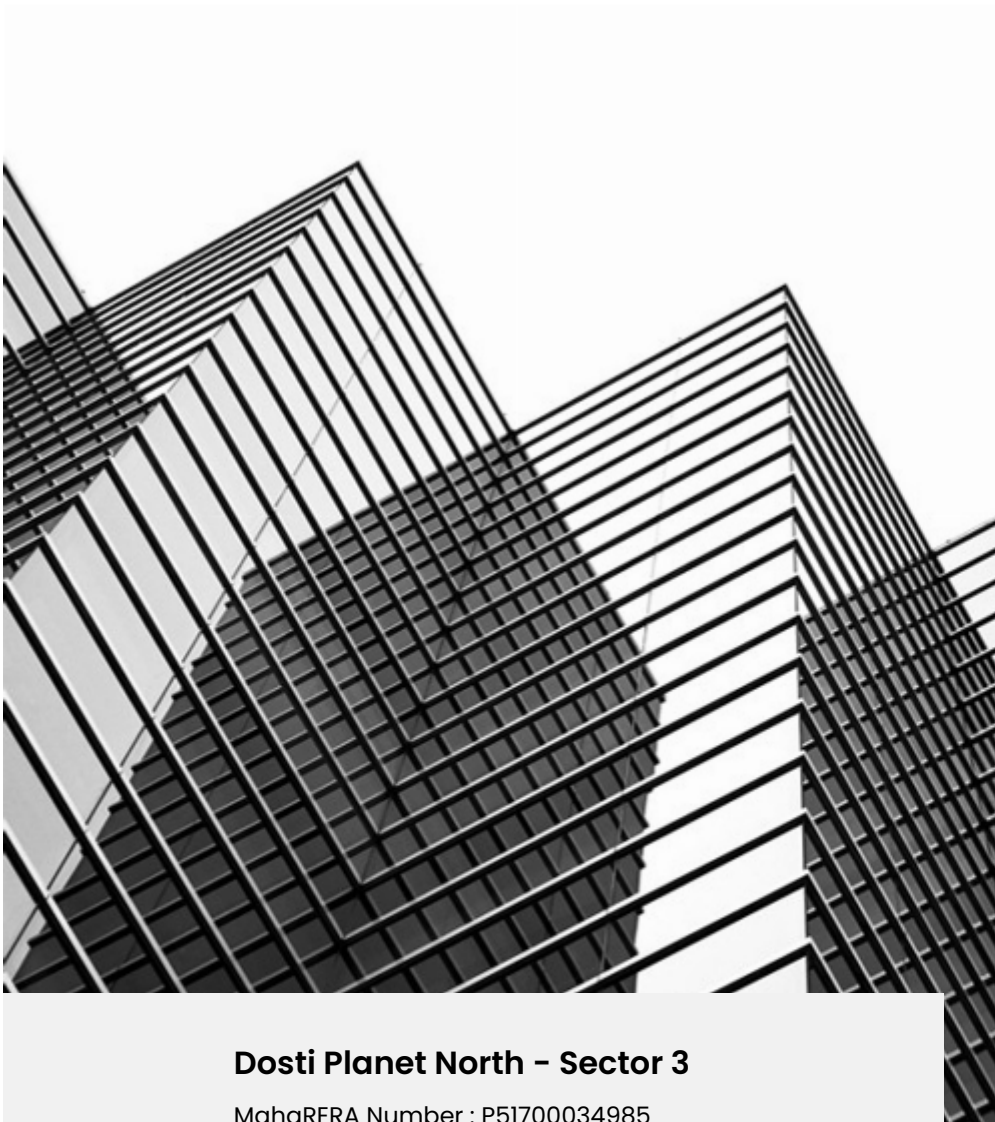


propscience.com

PROP REPORT



Dosti Planet North – Sector 3

MahaRERA Number : P51700034985



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 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 E

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 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building **41.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **31.4 Km**
- Panvel-kalyan bus stop **2.4 Km**
- Diva Junction **4.8 Km**
- 9, NH 48, Kalsekar **800 Mtrs**
- GHC Hospital **1.3 Km**
- Dosti Foundation School **46 Mtrs**
- LODHA Xperia Mall **6.4 Km**
- Smart Bazaar **6.7 Km**

DOSTI PLANET NORTH -
SECTOR 3

LAND & APPROVALS

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

DOSTI PLANET NORTH -
SECTOR 3

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
Kotak Bank	NA	NA

DOSTI PLANET NORTH -
SECTOR 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2026	20770 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Skating Rink,Jogging Track,Kids Play Area,Kids Zone,Outdoor Gym
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Leisure	NA
Business & Hospitality	Party Lawn
Eco Friendly Features	NA

DOSTI PLANET NORTH –
SECTOR 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Dosti Amber	6	34	12	2 BHK,3 BHK	408
Dosti Sapphire	6	34	10	1 BHK,2 BHK	340
First Habitable Floor				1st	

Services & Safety

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

DOSTI PLANET NORTH - SECTOR 3	
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	541 - 717 sqft
3 BHK	861 sqft
1 BHK	425 - 437 sqft
2 BHK	553 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,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,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	Geyser

DOSTI PLANET NORTH -
SECTOR 3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10893.54	INR 4630801	INR 4862342 to 4998498
2 BHK	INR 10333.68	INR 5599903	INR 5879899 to 7779714

3 BHK	INR 10785.72	INR 9286506	INR 9750831
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	0%	INR 0
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	Kotak Bank

Transaction History

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

DOSTI PLANET NORTH – SECTOR 3

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	73
Infrastructure	58
Local Environment	100
Land & Approvals	64
Project	65
People	65
Amenities	50

Building	55
Layout	55
Interiors	63
Pricing	40
Total	60/100

DOSTI PLANET NORTH –
SECTOR 3

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