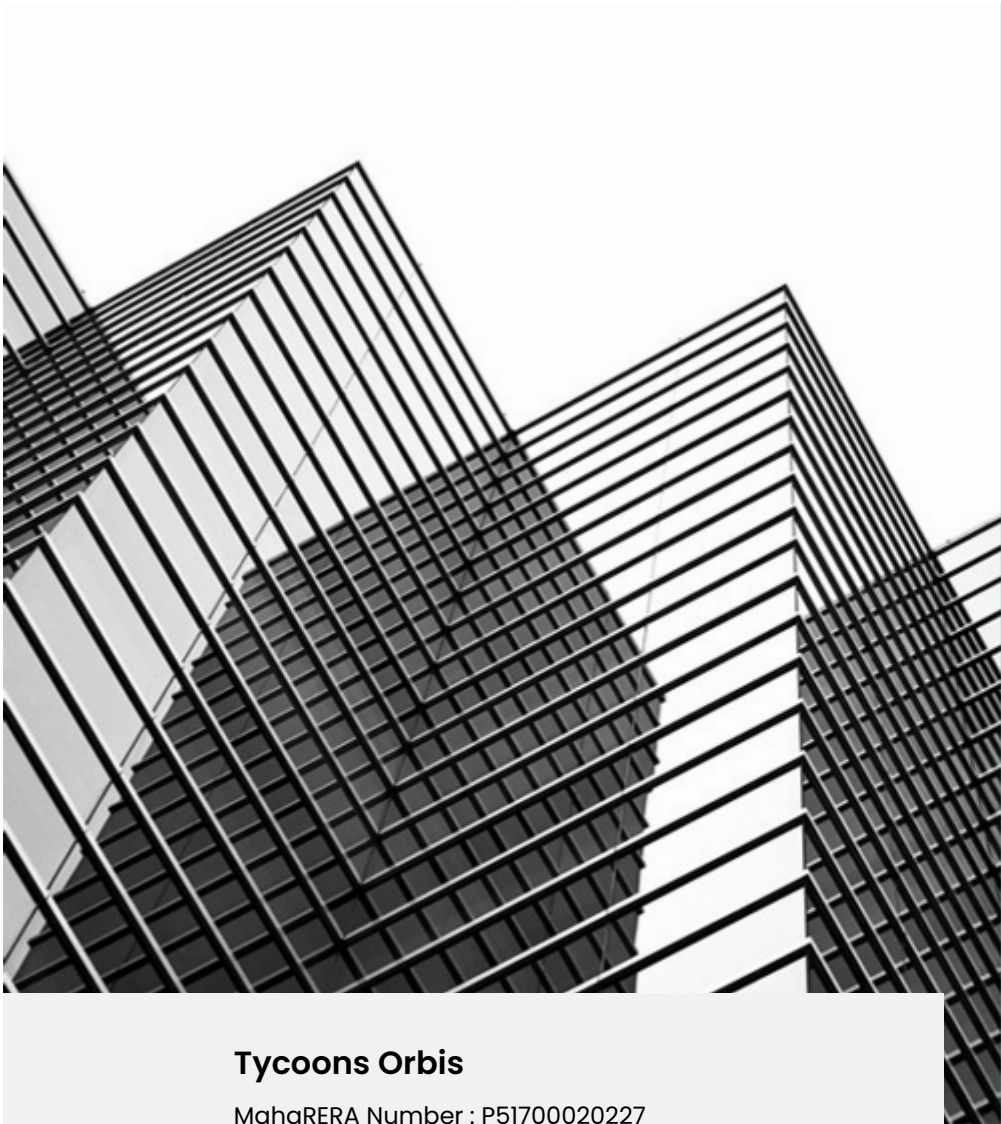


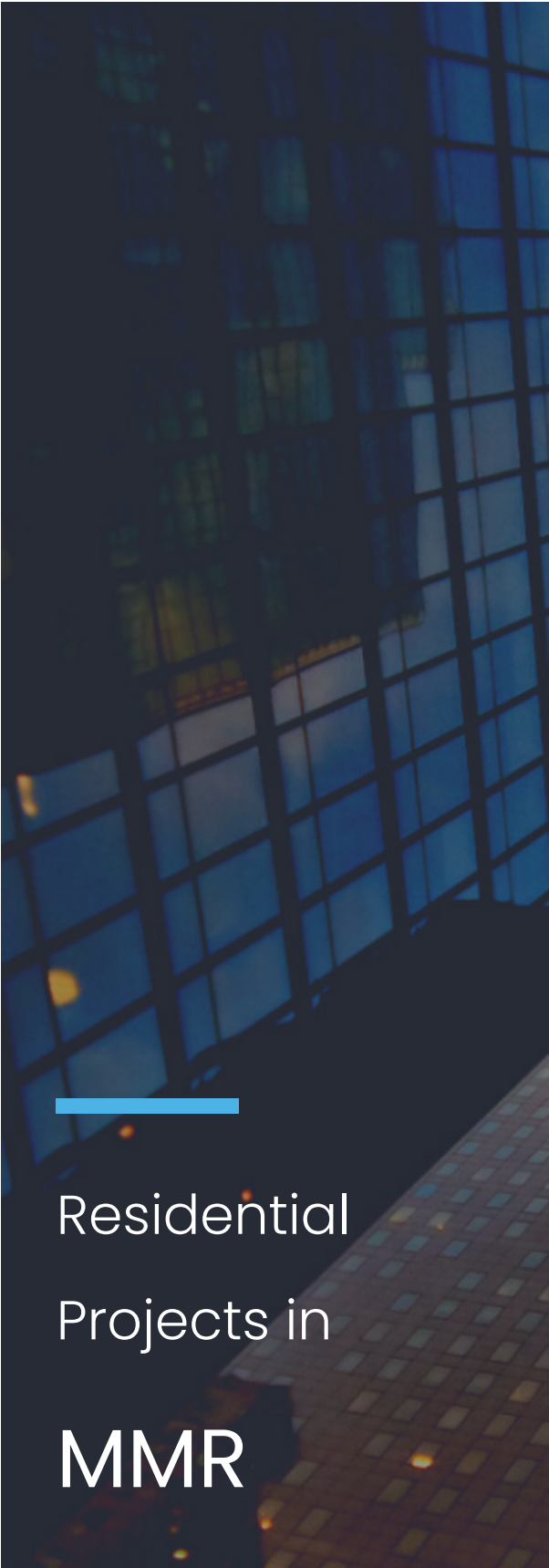
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# PROP REPORT



**Tycoons Orbis**

MahaRERA Number : P51700020227



# 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 Kalyan West. 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 |
|-------------|------------------------------|----------------|
| Kalyan City | Kalyan Taluka Police Station | Ward B         |

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

### Connectivity & Infrastructure

- Terminal Building, Navpada **53.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **42.7 Km**
- Vasant Valley bus terminus **1.6 Km**
- Kalyan Railway Station **2.9 Km**
- Khadakpada Circle **300 Mtrs**
- Aayush Multispeciality Hospital **210 Mtrs**
- Vani vidyalay **250 Mtrs**
- Metro Junction Mall **4.3 Km**
- Patel R Mart **650 Mtrs**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2025 | 6780 Sqmt | 2 BHK,3 BHK |

## Project Amenities

|                        |                                                    |
|------------------------|----------------------------------------------------|
| Sports                 | Multipurpose Court,Swimming Pool,Indoor Games Area |
| Leisure                | Amphitheatre,Yoga Room / Zone,Steam Room           |
| Business & Hospitality | Clubhouse                                          |
| Eco Friendly Features  | Landscaped Gardens,Solar Pannel                    |

# BUILDING LAYOUT

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

|                       |   |    |   |             |    |
|-----------------------|---|----|---|-------------|----|
| Building A            | 2 | 14 | 4 | 2 BHK,3 BHK | 56 |
| Building B            | 2 | 14 | 6 | 2 BHK,3 BHK | 84 |
| First Habitable Floor |   |    |   | 5th floor   |    |

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range    |
|---------------|----------------------|
| 2 BHK         | 544.03 – 568.99 sqft |
| 3 BHK         | 644.42 – 672.28 sqft |
| 2 BHK         | 436.75 – 628.17 sqft |

|       |                      |
|-------|----------------------|
| 3 BHK | 646.57 – 672.28 sqft |
|-------|----------------------|

|                         |                       |
|-------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available         | Road View / No View   |

|                              |                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Wooden 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                 | Split / Box A/C Provision                                                                                                                       |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | Air Conditioners                                                                                                                                |

|               |
|---------------|
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|---------------|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | INR 18590.89  | INR 8200000     | INR 8610000 to 12379500  |
| 3 BHK         | INR 18761.06  | INR 12090000    | INR 12694500 to 13253100 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| 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,LIC Housing Finance Ltd,PNB Housing Finance Ltd,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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 78    |
| Local Environment | 100   |
| Land & Approvals  | 44    |
| Project           | 74    |
| People            | 39    |
| Amenities         | 48    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 57            |
| <b>Layout</b>    | 45            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>60/100</b> |

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