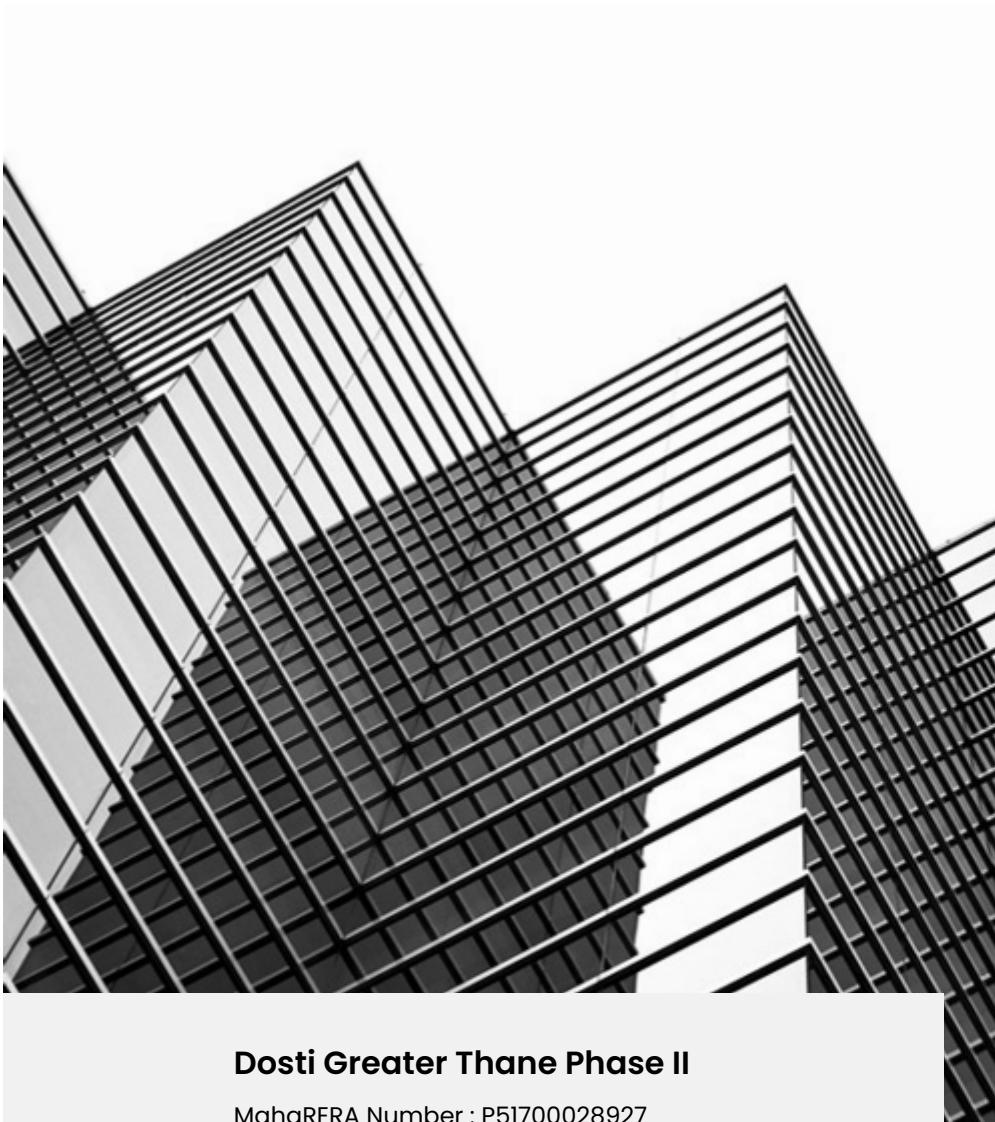


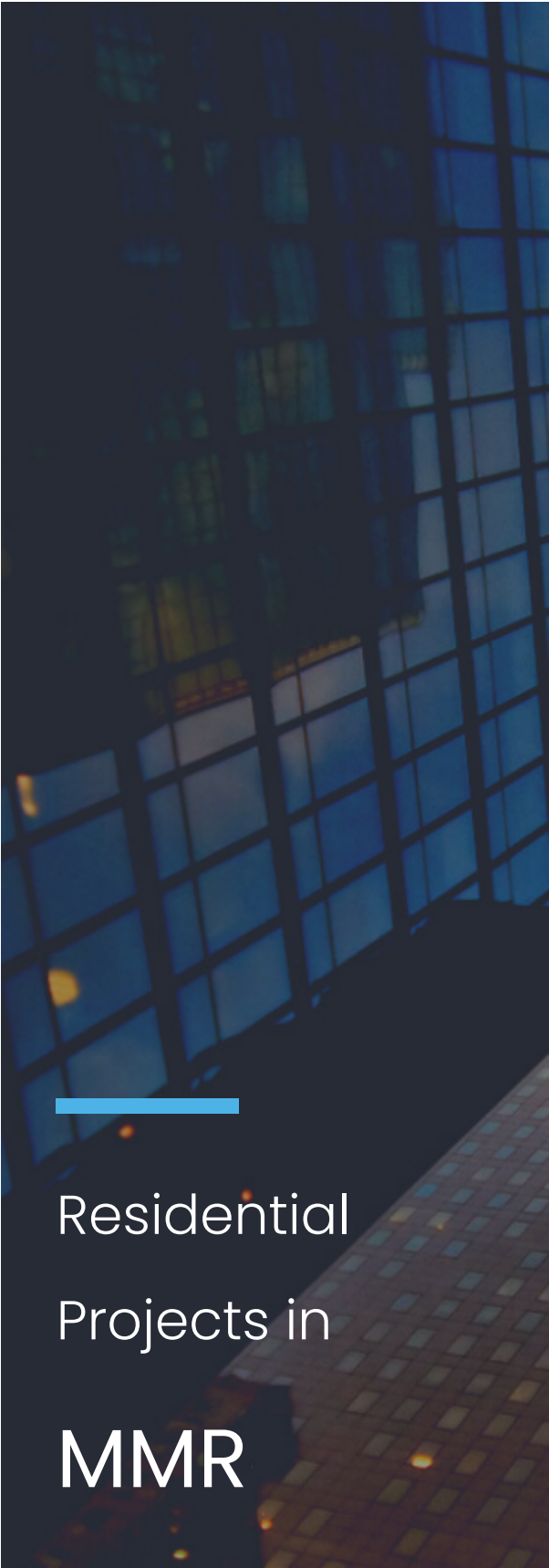
propscience.com

# PROP REPORT



**Dosti Greater Thane Phase II**

MahaRERA Number : P51700028927



# 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 Bhiwandi -Thane Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

| Post Office | Police Station                    | Municipal Ward                             |
|-------------|-----------------------------------|--------------------------------------------|
| Kalher      | Bhiwandi Taluka<br>Police Station | Bhiwandi-Nizampur<br>Municipal Corporation |

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

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.0 Km**
- Bhiwandi Bus Depot **7.8 Km**
- Bhiwandi Railway Station Rd **4.5 Km**
- Kapurbawadi Naka, Ghodbunder Rd **7.3 Km**
- S.S. Hospital **300 Mtrs**
- Leo International School **400 Mtrs**
- Viviana Mall **8.7 Km**
- DMart Kolshet **7.8 Km**

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DOSTI GREATER THANE  
PHASE II

## LAND & APPROVALS

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

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DOSTI GREATER THANE  
PHASE II

# 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               |

|                                 |  |
|---------------------------------|--|
| DOSTI GREATER THANE<br>PHASE II |  |
|---------------------------------|--|

# PROJECT & AMENITIES

| Time Line          | Size        | Typography |
|--------------------|-------------|------------|
| 2025 Ready to move | 791.09 Sqmt | 1 BHK      |

## Project Amenities

|        |                                                                                                                        |
|--------|------------------------------------------------------------------------------------------------------------------------|
| Sports | Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
|--------|------------------------------------------------------------------------------------------------------------------------|

|                                   |                                                                                                                 |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Leisure</b>                    | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area                                                  |
| <b>Business &amp; Hospitality</b> | Day Care,ATM / Bank<br>Attached,Clubhouse,Multipurpose Hall                                                     |
| <b>Eco Friendly Features</b>      | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports – Electrical Cars |

DOSTI GREATER THANE  
PHASE II

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Dosti Paradise        | 4               | 25           | 12              | 1 BHK          | 300            |
| First Habitable Floor |                 |              |                 | 1st            |                |

## Services & Safety

- Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design

- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are hawkers present near the project
- **Vertical Transportation :** High Speed Elevators

|                                 |  |
|---------------------------------|--|
| DOSTI GREATER THANE<br>PHASE II |  |
|---------------------------------|--|

## FLAT INTERIORS

| Configuration                | RERA Carpet Range                                                                                                                               |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 BHK                        | 339 sqft                                                                                                                                        |
| Floor To Ceiling Height      | Between 9 and 10 feet                                                                                                                           |
| Views Available              | Open Grounds / Landscape / Project Amenities                                                                                                    |
| Flooring                     | Marble 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,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision                       |
| Technology   | NA                                              |
| White Goods  | NA                                              |

DOSTI GREATER THANE  
PHASE II

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | INR 10276.73  | INR 3268000     | INR 3440000 |

**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         | INR 0           | INR 0         |



|                            |                                                                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IIFL 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.

DOSTI GREATER THANE  
PHASE II

## 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.

|                 |              |
|-----------------|--------------|
| <b>Category</b> | <b>Score</b> |
| <b>Place</b>    | 65           |

|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 38            |
| <b>Infrastructure</b>       | 58            |
| <b>Local Environment</b>    | 55            |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 76            |
| <b>People</b>               | 65            |
| <b>Amenities</b>            | 84            |
| <b>Building</b>             | 59            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>59/100</b> |

DOSTI GREATER THANE  
PHASE II

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