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Dosti Pine

Dosti West County · Phase 4

A home among shared gardens:
which flats to pursue, what the filing supports,
and where to negotiate.

897 homes + 4 shops · Wings A–E

Promoter: Dosti Enterprises

Prepared 17 September 2026.

Latest detailed construction and financial position: 31 March 2026.

Portal and 41 uploaded documents retrieved 17 September 2026.

Recorded availability is not a live offer.

The buying decision

Consider Pine if you want a large shared-amenity development and can make the purchase conditional on the exact flat's approval, title release and possession terms. Wing E's pool-end three-bedroom homes deserve the first viewing. Its gardens on both long sides are a meaningful advantage. Nearby buildings vary in position and height, so compare the actual outlook of each offered flat.

Priority	Start with	What you gain / what you give up
Three bedrooms; morning-side living	E-2306, 2506, 2606, 2806, 2906	98.21 sqm; living side approximately north-east and bedroom end towards the pool, south-east. Compare total quotes. Height improves the angle of outlook but no particular floor is proved to clear every neighbour.
North-east entrance preference	E-3001; lower-cost alternative E-101	Both are x01 three-bedroom homes with the entrance facing roughly north-east when looking out. Main living windows face the warmer south-west side. 3001 is below the roof; 101 is above podium spa uses.
Two bedrooms without the top floor	E-2704 or 2804	61.73 sqm on the north-east side. 2704 is directly over the 26th-floor refuge bay; 2804 has a residential floor immediately below. Neither has the pool-end bedroom aspect of a three-bedroom home.
Larger two-bedroom layout	E-102 or 3002	66.36 sqm; larger rooms and an outer kitchen window. South-west exposure; first-floor activity or top-floor roof trade-offs respectively.
Lower total commitment	A-2104; B-707/1607/2607; C ground/podium homes; D-1202/1302	Smaller homes or lower floors offer alternatives to E. D's 58.84 sqm pair is useful for comparing ordinary mid floors with D-1102 on a refuge level. C's room count needs its own plan.

Keep **E-2406 separate**: it changes from sold in June 2025 to unsold in March 2026. Establish the prior allotment's cancellation or the correction behind that change before paying for it. E-2606 is not next to the refuge terrace; its refuge-floor label alone does not make it either a bargain or a problem.

Three conditions before committing

Obtain a current title and litigation update, with a release or lender consent covering the offered flat and its land interest; zero borrowing in a CA table does not establish release of the seven disclosed mortgages.

Match the agreed carpet area and floor plan to the sanctioned/as-built unit. Obtain the relevant commencement permissions and, for a ready-possession sale, the occupation certificate (OC) covering that wing and floor.

Price the whole offer: parking, taxes, maintenance advance, corpus, shared-amenity rights and a dated possession obligation. None of the figures here is a live asking price.

Sources: 2023 sanctioned layout, sheets 1 and 3; Building 8 typical/refuge plans, sheets 26–27; Form 3, 31 March 2026, pp. 20–24; Sold/Unsold register, 30 June 2025, p. 16; title certificate, 5 August 2020, pp. 3–5. Rankings are advisory judgements from those facts.

What you are buying — and sharing

Pine is a five-wing registration within a much larger development. The disclosure maps **A/B/C/D/E to municipal Buildings 19/18/17/7/8**. Its 2,940 sqm project portion is described as plinth area in the architect's certificate; it is not the whole land supporting the gardens and amenities.

Wing / building	Homes	Filed residential carpet	Recorded status: sold / unsold / booked
A / 19	211 + 4 shops	47.03–59.00 sqm	214 / 1 / 0 (includes shops)
B / 18	243	46.93–59.43 sqm	238 / 4 / 1
C / 17	153	47.00–58.14 sqm	147 / 6 / 0
D / 7	115	55.43–62.83 sqm	108 / 5 / 2
E / 8	175	61.73–66.36 sqm (2 bed); 98.21 sqm (3 bed)	150 / 17 / 8
Total	897 homes + 4 shops	901 units	857 / 33 / 11

A, B and D are labelled two-bedroom units in the June 2025 register. C's "unit type" column repeats flat numbers instead of bedroom counts, so its sizes should not be treated as proof of two bedrooms. E's drawings establish four two-bedroom and two three-bedroom positions on a typical floor. All five wings have 30 habitable floors in the portal summary and the supplied 2023 plans.

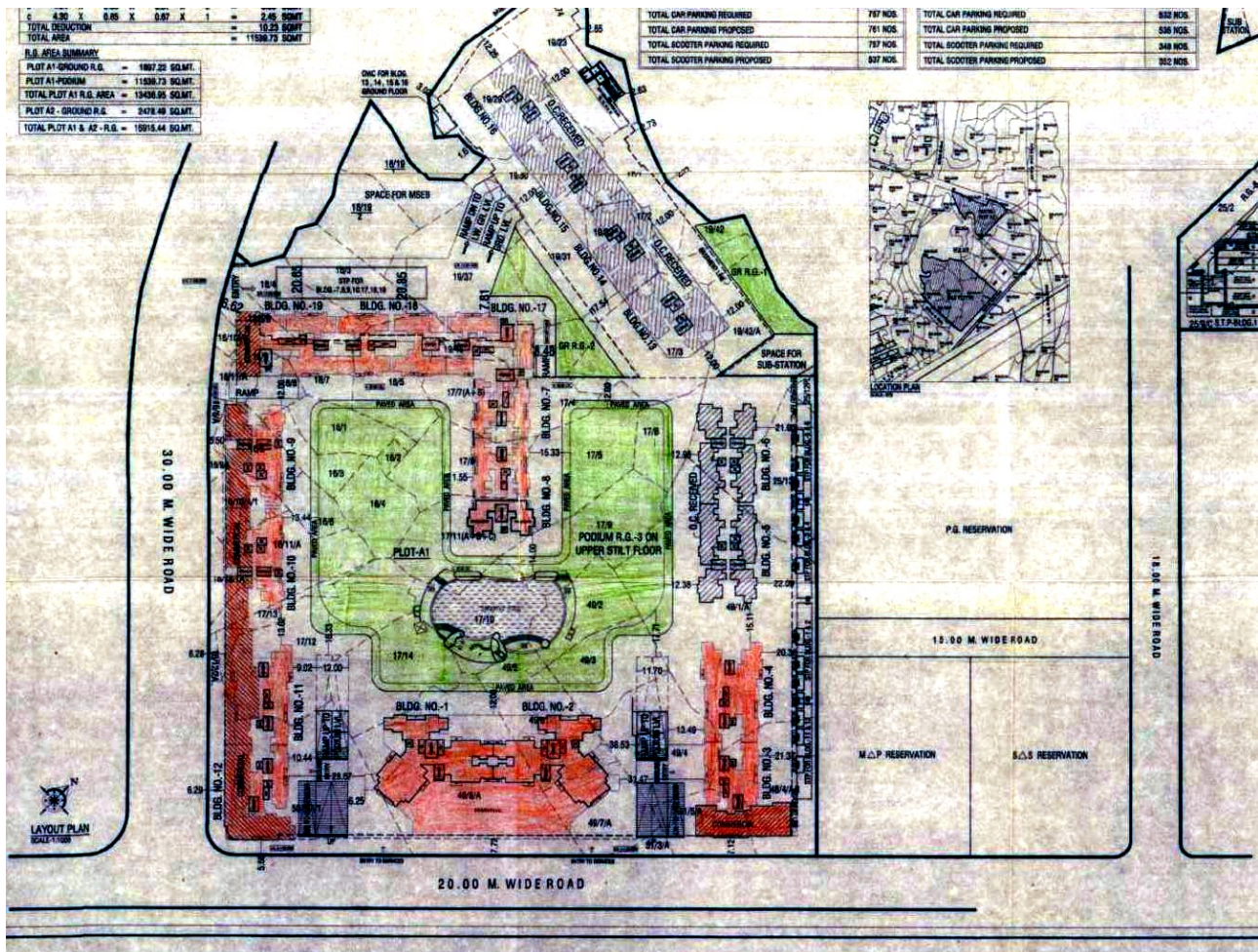
The relevant shared-land denominator is much larger than Pine. The 2023 layout identifies a 54,750 sqm sale plot (A1) and a separate 18,250 sqm rental plot (A2). Its sale-building schedules total **2,393 + 1,004 = 3,397 homes**; the rental schedule lists a further 2,100 homes. The 2,393 figure covers only one group of sale buildings, including Pine.

The promoter's disclosure makes amenities common across current and proposed phases and makes the stated **13,436.95 sqm recreation ground common to the sale layout**. That is about **3.96 sqm per scheduled sale home**, rather than the misleading 14.98 sqm obtained by dividing only by Pine's 897 homes. This is a planning comparison, not a private garden entitlement or a measure of crowding at any one time.

Most of the recreation area is drawn at podium level: approximately 11,500 sqm. It offers useful separation and places to walk, but maintenance includes a roof-like structure over parking, with drainage, waterproofing and planting care. Do not assume deep-soil parkland or an amenity estate owned exclusively by Pine.

Sources: Important Disclosures ("pine salient features"), 1 July 2020, pp. 1–2, clauses 3–5; Architect certificate, 9 July 2025, pp. 1–2; 2023 sanctioned layout, sheet 1, sale/rental schedules and recreation summary; portal Unit Summary, Floor Mix and Sold/Unsold Inventory; June 2025 register, pp. 1–17. Area ranges exclude A's shops.

The site: gardens beside E, pool at its end



Source: 2023 sanctioned layout, sheet 1 (p. 1). The original north arrow, lower left, points diagonally towards the upper right; page-up is not north. A/B/C are Buildings 19/18/17 across the top; D/7 and E/8 form the central descending arm. The coloured plan is retained at its original orientation.

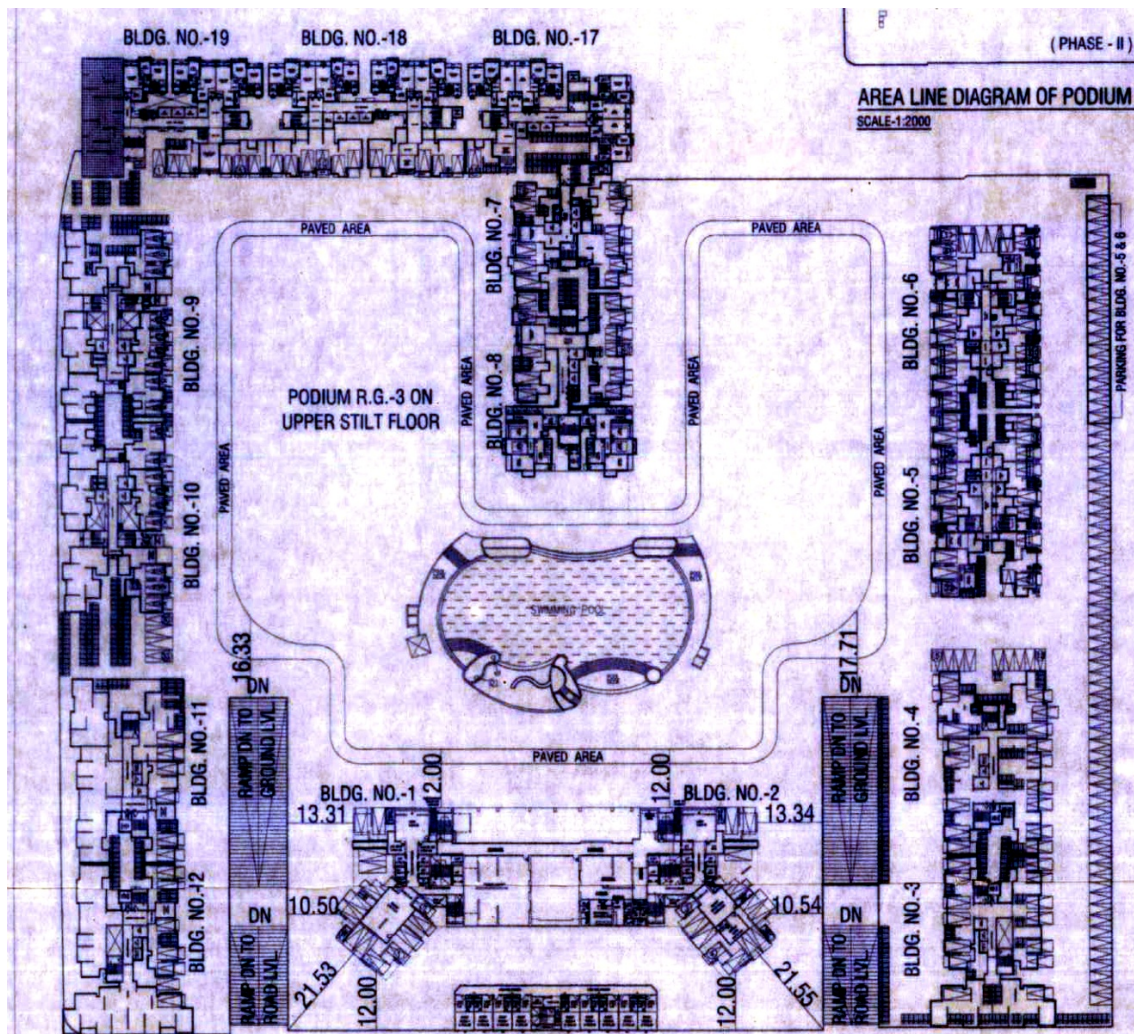
Read the compass diagonally. The 30 m road is along the south-west side of this plan and the 20 m road along its south-east side. The 15 m road and P.G. (playground) reservation are beyond the north-east-side buildings. A reservation is not a private amenity or a promise of an unobstructed view.

E projects into the central garden area. Buildings 9–12 lie across the south-west garden; Buildings 5/6 across the north-east garden. D continues the built arm beyond E's north-west end. The pool lies beyond E's south-east end, with Buildings 1/2 farther across the pool area. The 12 m figures beside other buildings are not universal E-to-neighbour distances.

The layout marks some existing buildings “OC received” and shows substantial other construction, including Buildings 1/2 up to 32 floors and Buildings 3/4 and 9/10 up to 33. The drawings establish planned massing, not what was standing in September 2026. A high floor cannot be sold on a guaranteed permanent open-view claim from this filing.

Sources: 2023 sanctioned layout, sheet 1, building labels/height schedule; podium layout, sheet 3; Important Disclosures, pp. 3–4, clauses 7–12.

Why the pool-end identification is reliable



Source: 2023 podium layout, sheet 3 (p. 1), enlarged original pixels. Building 8 is the lower part of the central arm, immediately above the pool. Buildings 19, 18 and 17 are A, B and C; Building 7 is D. The drawing has been kept in the same orientation as the master layout.

The larger podium drawing resolves the outline that is faint on the coloured master plan. Rotate the detailed Building 8 floor plan a quarter-turn anticlockwise to match this view: the projecting three-bedroom end and its fireman's lift sit towards the pool; the two-bedroom end points back towards D. This links actual flat numbers to outlook without an on-site guessing test.

A and B have a different service relationship. The master layout places the STP (sewage-treatment plant) zone for Buildings 7/8/17/18/19 behind A/B, on their north-west side; green common space is on the other side. An STP label does not establish an odour or noise problem, but lower homes towards that side warrant a direct check of plant enclosure, exhaust and service access. The drawing does not identify which A/B flat number occupies that face.

Sources: 2023 sanctioned layout, sheet 1, STP label; podium layout, sheet 3; Building 8 typical/podium plans, sheets 25–26. Compass and flat-to-site mapping are supported inferences from matching the asymmetric floor-plan outline and cores, not survey bearings.

Shared facilities and everyday operation

The filing supports a substantial amenity offer. It also describes shared use across phases, so access rules, running costs and the route from your lobby matter as much as the list of facilities.

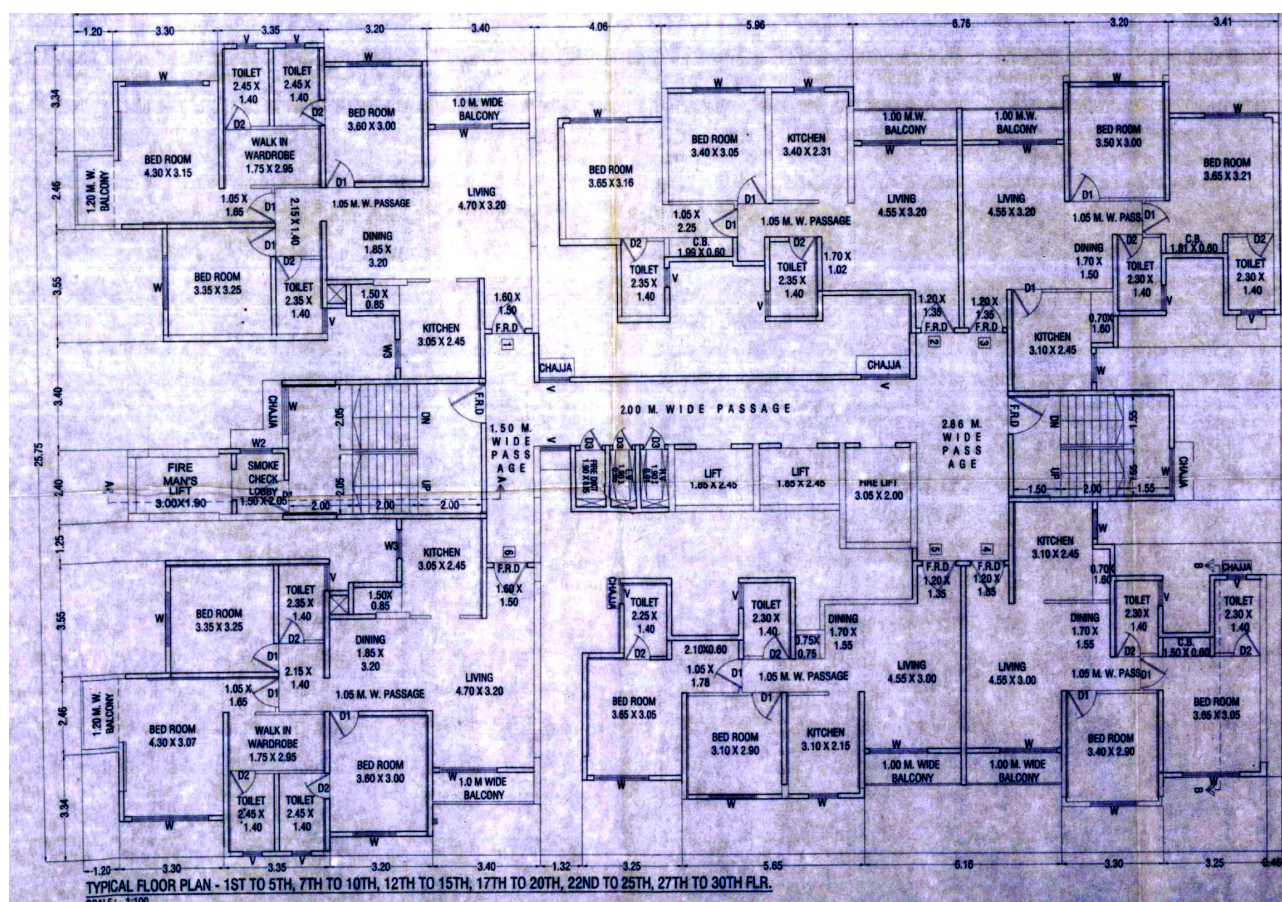
Filed facility group	Evidence and buyer consequence
Pools and leisure	The July 2025 architect lists an “Olympic size” swimming pool, children’s adventure pool/water slide, pool pavilion/deck, clubhouse, cafeteria/outdoor dining and amphitheatre at 100%. This records the architect’s reported stage; pool dimensions and present operating hours are not independently established here.
Sports and family use	Two box-cricket facilities, futsal, lawn tennis, gym/changing rooms, children’s play area, indoor games, squash/badminton, library, lawn/resting plaza, merlion zone and strolling path are listed at 100% in July 2025. The cycling track was 80% and multipurpose sports court 0%.
Latest common-work statement	March 2026 Form 1 reports 100% on common roads, TMC water supply, sewerage/treatment, drainage, landscaping, lighting, waste, water conservation, energy management, fire and electrical facilities; many entries say “provision made”. Its shorter table does not separately close the earlier cycling-track/court items.
Walking and access	The architect expressly records “common access road, no footpath”. A landscaped podium/strolling path does not establish a protected route through every vehicular access. For children, pushchairs or older residents, test the actual gate–drop-off–lift–garden route, its crossings and ramps.
Power and water	Terrace solar panels, meter rooms below buildings and a shared substation are recorded. No flat-level backup schedule, generator/lift availability during outages, water quantity or pressure guarantee is supplied. Large common plant and pools are running-cost drivers, not a basis for inventing a monthly bill.

Parking is a layout allocation question. Sheet 2 provides 2,760 car spaces and 1,823 scooter spaces for Buildings 1–4, 7–12 and 17–19: 1,322 cars at basement level, 1,188 at ground level and 250 on the podium. Those buildings contain 2,393 homes as well as commercial/other uses. The roughly 1.15 cars per home ratio is not a one-bay-per-flat allotment, and this is not a pool of spaces reserved solely for Pine.

The parking sheets also provide separate groups for Buildings 5/6 and 13–16. Obtain the offered bay’s numbered location, dimensions, access arrangement, allocation terms and route to your lift. The master count cannot establish whether a particular bay is easy to reverse into, independently accessible or subject to another phase’s rights.

Sources: Architect certificate, 9 July 2025, pp. 5–7, Table B; Form 1, 31 March 2026, p. 4; 2023 parking layout, sheet 2, parking provision table; disclosure, p. 2. “100%” is the filed progress assertion, not this report’s inspection of commissioning.

Wing E: the six positions on a normal floor



Source: Building 8 typical floor plan, 2023 sheet 26 (p. 1). Labels at the doors run x01–x03 across the upper half and x06–x04 across the lower half. The drawing is shown with its room labels upright; rotate it anticlockwise to match the site. “x” means the floor number: x06 on floor 23 is 2306.

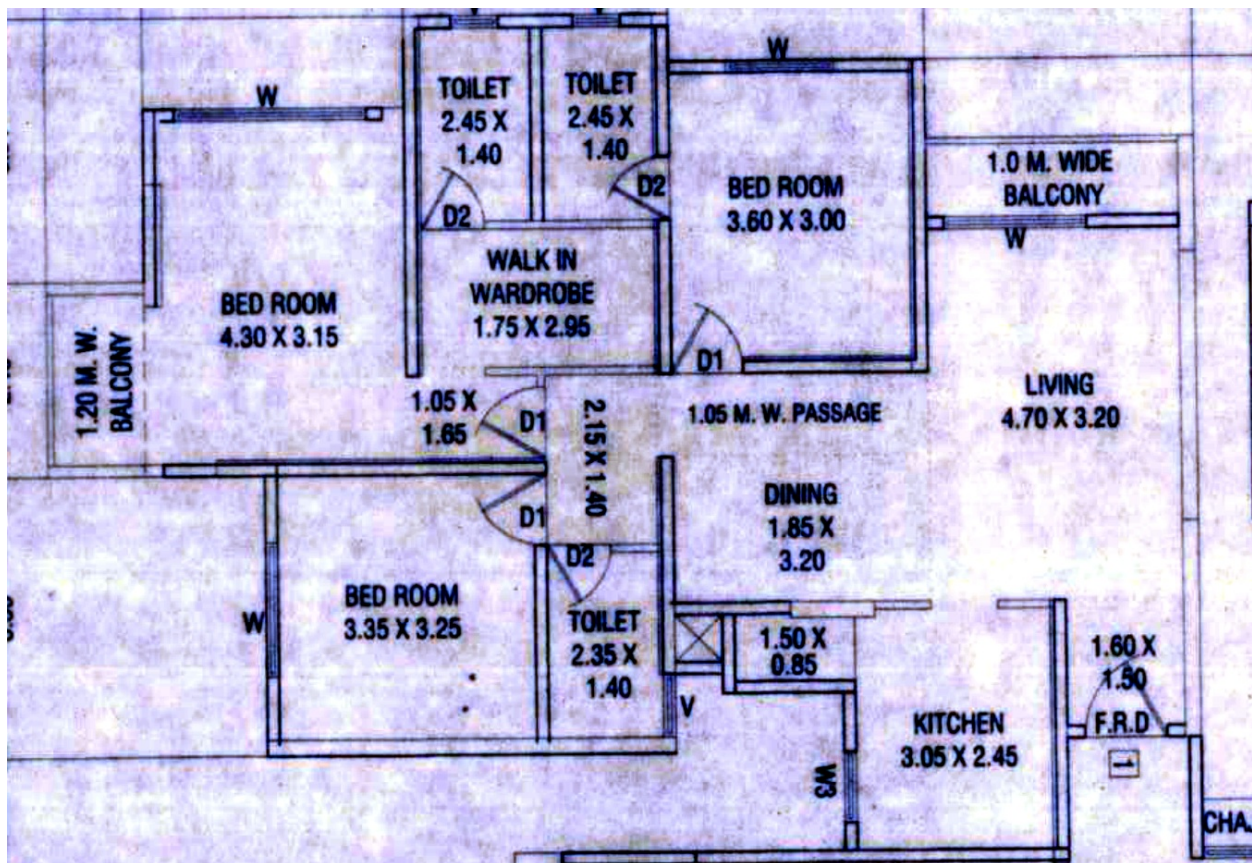
Position	RERA carpet	Principal outlook	Entrance facing out
x01 · 3 bed	98.21 sqm	Living: south-west; bedroom end: south-east/pool	Approx. north-east
x02 · 2 bed	66.36 sqm	South-west garden side	Approx. north-east
x03 · 2 bed	64.29 sqm	South-west side; at D end	Approx. north-east
x04 · 2 bed	61.73 sqm	North-east side; at D end	Approx. south-west
x05 · 2 bed	62.03 sqm	North-east garden side	Approx. south-west
x06 · 3 bed	98.21 sqm	Living: north-east; bedroom end: south-east/pool	Approx. south-west

The north-east living side generally favours morning-side light and less late-afternoon exposure; the south-west side has stronger afternoon heat/glare potential and may suit households who value later light. Balcony shade, season, neighbouring buildings and actual glazing can change the experience. Neither an entrance preference nor floor height guarantees comfort.

For a household that values a north-east-facing door, x01/x02/x03 are the relevant choices. That is a preference, not a physical advantage or a promised resale premium. The two-bedroom living/bedroom windows are principally on one long side; their position at the D end does not give x03/x04 the pool-end bedroom openings of x01/x06.

Sources: 2023 layout/podium sheets 1 and 3; Building 8 sheet 26; portal Sold/Unsold Inventory and Form 3, pp. 16–21. Directions are approximate plan-derived orientations; no exact solar-hours calculation has been made.

The three-bedroom home: useful extra space



Source: Building 8 typical plan, sheet 26, enlarged x01. Its 98.21 sqm RERA carpet is about 1,057 sq ft. x06 has the corresponding three-bedroom arrangement, with small dimension differences; it is not identical in compass exposure.

This is the family-space upgrade worth paying for if you need it. The x01 drawing gives a 4.70 × 3.20 m living room, 1.85 × 3.20 m dining space and bedrooms of 4.30 × 3.15 m, 3.60 × 3.00 m and 3.35 × 3.25 m. x06's large end bedroom is 4.30 × 3.07 m. Three toilets and a 1.75 × 2.95 m walk-in wardrobe area make guests, children and work-from-home use easier to separate than in the two-bedroom layouts.

The end bedroom gains an additional exposure and a 1.20 m-deep balcony; the living side has a 1.00 m balcony. These are shallow outdoor strips, suited more to standing, a narrow seat or plants than to generous outdoor dining. The bedroom-end exposure offers a pool foreground; activity and voices around a pool can also matter at lower levels.

The kitchen is 3.05 × 2.45 m, with an opening marked W3 into the recess beside the stair. It is not the same as the outer-wall kitchen window in x02/x05. The plan does not label a separate laundry utility: settle washing-machine, drying and exhaust positions before planning cabinets. Dining and bedroom circulation should be furnished together so chairs do not block the 1.05 m passage.

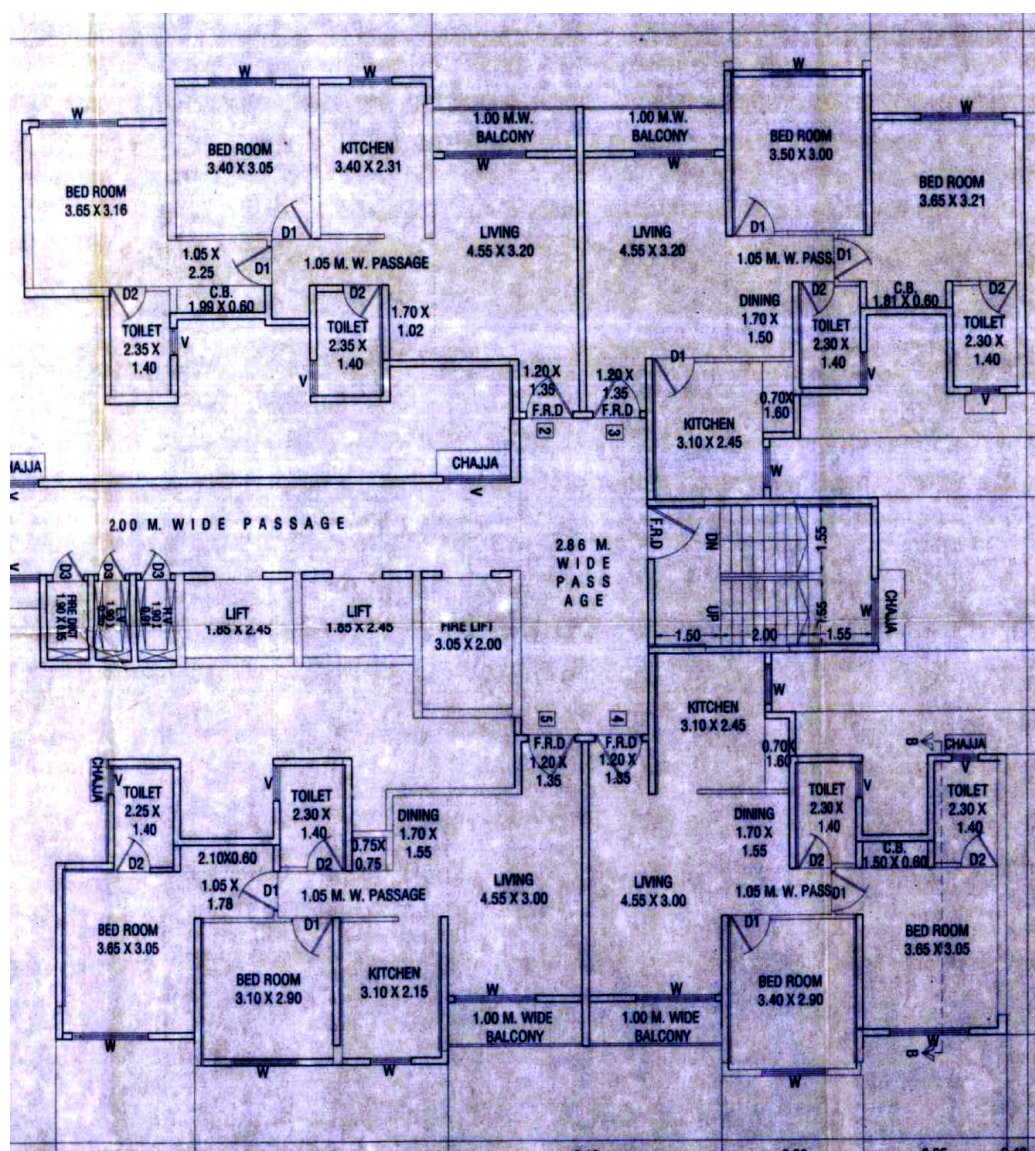
How to choose x01 versus x06

For north-east-side living and a standard residential floor above/below, compare 2306, 2506, 2806 and 2906. Include 2606: the refuge is at the far end of its floor, not against this flat.

For the north-east entrance preference, 3001 and 101 are the recorded unsold x01 choices. The former has roof-related trade-offs; the latter sits above the spa portion of the podium. Do not pay a blanket "best facing" premium without choosing which of these differences you value.

Sources: Building 8 typical plan, sheet 26; podium plan, sheet 25; refuge plan, sheet 27; Form 3, p. 20. Furniture and household implications are advice, not drawn furniture-fit certification.

The two-bedroom alternatives: size is not the whole story



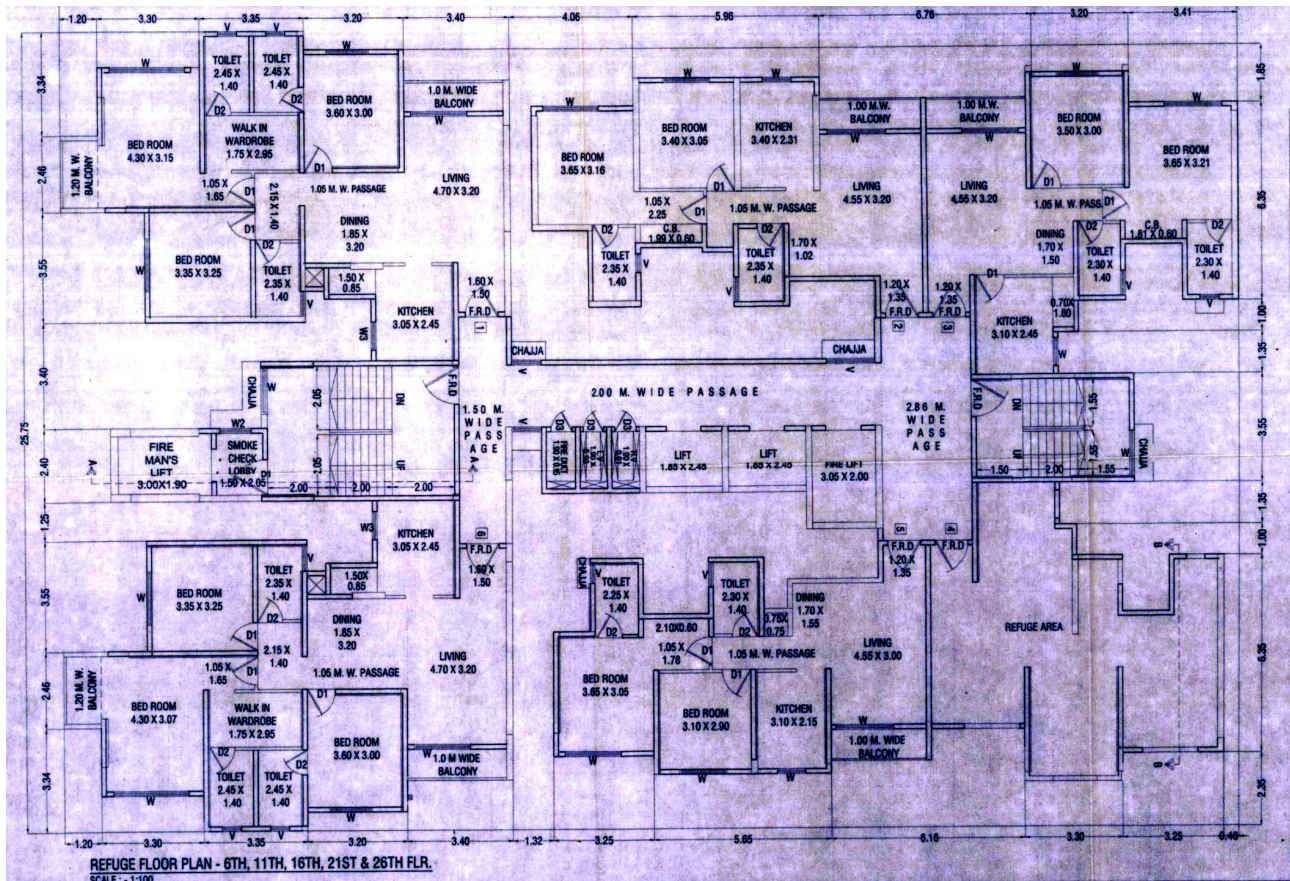
Source: Building 8 typical plan, sheet 26. Upper pair: x02 (left), x03 (right). Lower pair: x05 (left), x04 (right). All have two toilets. W marks a window; the internal dining pockets have no dedicated exterior window.

Position	Useful differences shown by the plan
x02 · 66.36 sqm	Living 4.55 × 3.20 m; bedrooms 3.65 × 3.16 and 3.40 × 3.05 m; kitchen 3.40 × 2.31 m with an outside window. Its small 1.70 × 1.02 m dining recess needs dining to extend into the living space.
x03 · 64.29 sqm	Living 4.55 × 3.20 m; bedrooms 3.65 × 3.21 and 3.50 × 3.00 m. Kitchen 3.10 × 2.45 m opens into the stair-side recess, rather than directly onto the garden-facing outer wall.
x04 · 61.73 sqm	Living 4.55 × 3.00 m; bedrooms 3.65 × 3.05 and 3.40 × 2.90 m. Same stair-side kitchen arrangement as x03. The narrower living room requires more care with sofa and dining placement.
x05 · 62.03 sqm	Living 4.55 × 3.00 m; bedrooms 3.65 × 3.05 and 3.10 × 2.90 m; kitchen 3.10 × 2.15 m with an outside window. Smaller second bedroom, but useful kitchen daylight on the north-east side.

A 0.60 m-deep wardrobe across a 2.90 m room dimension leaves 2.30 m before the bed: a 2.00 m bed would leave only about 0.30 m in that arrangement. Turn the furniture or choose a different wall; do not equate a “2 BHK” label with equal space for two adults, a study desk and storage in each room.

Sources: Building 8 typical plan, sheet 26; RERA carpet: Form 3 and portal inventory. Illustrative furniture arithmetic uses nominal furniture sizes, not a measured fit-out.

Refuge floors: distinguish the flat from the label



Source: Building 8 refuge plan, sheet 27. The x04 position becomes a 65.72 sqm refuge area; x05 is directly beside it and x03 is across the common passage. x01/x06 remain at the other end. It is common safety space, not a private terrace.

E-2606 remains a sensible candidate. It is separated from the refuge by other accommodation and circulation. The plan gives no basis for claiming that the terrace directly overlooks or adjoins that flat. Conversely, a refuge-floor tag is not evidence that the seller will discount it.

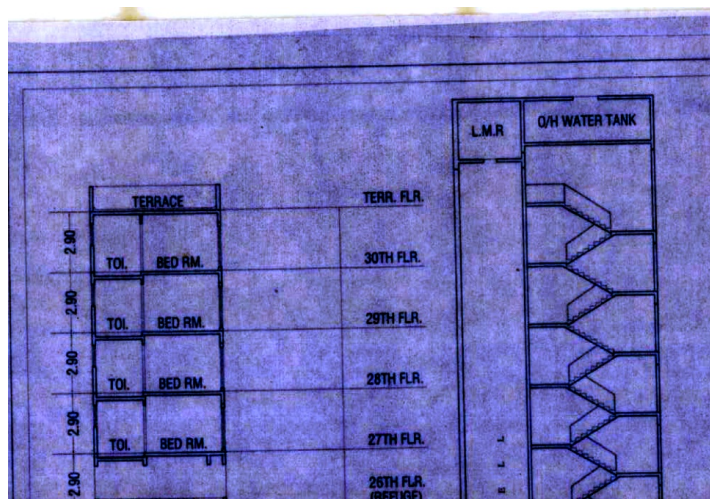
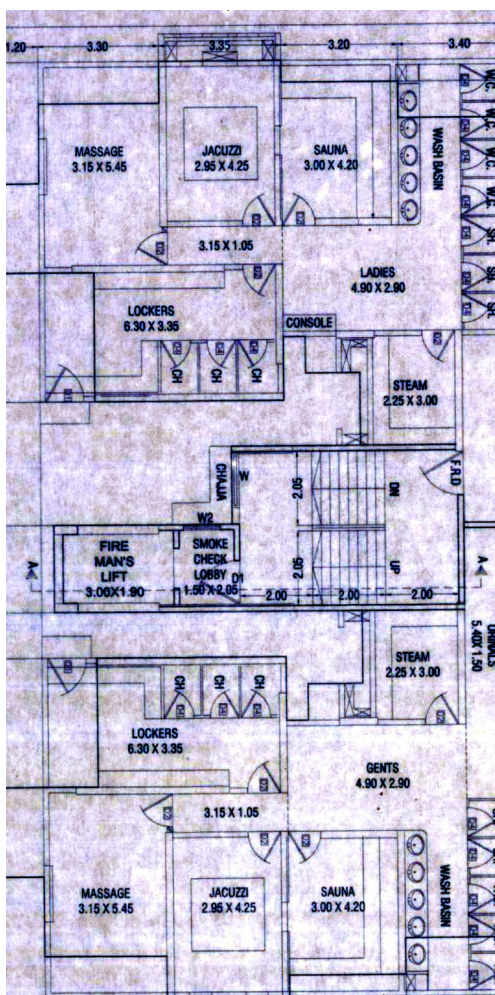
E-2704 and 2804 are different vertical choices. The x04 bay returns above the 26th-floor refuge. 2704 is immediately above that open common area, so its floor-slab insulation, underside finish and the way the refuge is kept/accessed deserve attention. 2804 has a normal dwelling immediately below. This is an adjacency difference, not evidence of leakage, unsafe structure or an automatic price penalty.

For future resale options, x05 homes on refuge floors have the closest terrace adjacency; x03 shares the opposite passage frontage. Privacy, access and keeping fire routes unobstructed matter more than the word “refuge” alone. The two stairs and four lifts drawn in E include two ordinary lifts and two fire-designated lifts; the plan does not establish that all four operate as unrestricted passenger lifts.

A genuine first-refuge-floor inconsistency needs resolution. E’s detailed floor plan, floor-area schedule and inventory support 6/11/16/21/26, while the carpet summary says 7/11/16/21/26 and the section has a conflicting seventh-floor label. A/B/C inventories omit a bay on floor 7 whereas their carpet schedules say floor 6; D’s schedule and inventory use floor 7. The later levels 11/16/21/26 align. Obtain the final approved/as-built refuge schedule for the offered wing; a drawing alone does not establish fire-system commissioning.

Sources: Building 8 sheets 24–28; 2023 carpet statement, sheet 1A; portal Sold/Unsold Inventory; June 2025 register. The 175 E homes reconcile as $25 \times 6 + 5 \times 5$, including 60 three-bedroom homes and 115 two-bedroom homes.

First floor, podium and roof: real vertical trade-offs



Left: Building 8 podium plan, sheet 25, spa/change areas. Right: section, sheet 28, terrace, lift-machine room (L.M.R.) and overhead water tank above the top residential level. These are original drawing crops.

E-101 and 106 are over the spa end of the podium. Aligning the stair/fireman's-lift core and outer walls puts the drawn ladies' and gents' massage, jacuzzi, sauna, steam and changing/shower areas below the three-bedroom end. This can be convenient for amenity access, but operating hours, extraction and vibration isolation are more specific concerns than a generic low-floor discount. The plan shows intended uses, not installed equipment or demonstrated disturbance.

First-floor homes are raised above the upper-ground and podium levels; the section indicates roughly 8.9 m above road level, with 2.90 m residential floor-to-floor intervals. That can give useful garden connection and a shorter stair trip, but does not establish step-free entry from the gate. The upper-ground plan has lobby, society office, fire-control room, electrical rooms, and drivers'/servants' facilities.

E-3001/3002/3003/3004 are top-floor alternatives, not a whole unsold floor. 3005 and 3006 are recorded sold. There is no residential flat above floor 30, but terrace and roof services still matter. The section locates tanks and lift machinery over the core; it does not prove that either is directly over every bedroom. Establish the actual roof-service position, access, waterproofing and heat protection for the chosen home.

A buyer who values fewer lift-dependent trips may rationally prefer a lower floor; a buyer prioritising broader outlook may prefer a higher floor. No source establishes a "floor 27 clears Building 6" threshold or an automatic light-and-air advantage sufficient to justify any asking premium.

Sources: Building 8 upper-ground, podium, typical and section drawings, sheets 24–26 and 28; Form 3, pp. 19–20. Noise, waterproofing and accessibility implications are targeted inspection questions, not findings of defects.

All recorded unsold choices — Wings A to D

These 16 homes are listed unsold in March 2026 Form 3 and in the retrieved portal inventory. **Reckoner values are filed estimates, not asking prices or a current stamp-duty calculation.** All areas below are the RERA/CA inventory carpet figures.

Flat	Carpet sqm	Reckoner Rs lakh	How to use the option
A-2104	47.55	89.63	Compact high-floor option; floor 21 has an omitted x05 refuge bay. Actual adjacency not established.
B-G08	54.26	92.80	Ground alternative; inspect approach, window privacy and actual room proportions.
B-707	47.50	85.70	Compact 2 BHK; resolve first-refuge-level discrepancy (6 versus 7).
B-1607	47.50	87.62	Compact 2 BHK on a refuge level; do not assume terrace immediately adjoins.
B-2607	47.50	89.55	High-floor compact 2 BHK; compare against 1607 on price and actual outlook.
C-G-1	47.00	81.06	Smallest C option; ground privacy and room count need its plan.
C-G-2	47.00	81.06	Same carpet as G-1; side/outlook may differ.
C-G-4	54.29	92.84	Larger ground option than G-1/G-2; needs unit plan.
C-G-5	54.29	92.84	Same carpet as G-4; compare actual access and openings.
C-P-2	47.55	81.95	Podium alternative; daily amenity/vehicle route matters.
C-103	58.14	99.07	Largest recorded unsold C home; room count cannot be read from register.
D-103	58.84	100.20	First-floor 2 BHK; compare with D-1202/1302 at same carpet.
D-104	55.43	94.69	Smaller first-floor 2 BHK; total-price alternative.
D-1102	58.84	107.34	Refuge-level 2 BHK; physical terrace relationship not shown.
D-1202	58.84	107.34	Ordinary mid-floor alternative to 1102.
D-1302	58.84	107.34	Same carpet/recorded reckoner as 1202; let view and quote decide.

Where to begin outside E: D-1202/1302 are a useful conventional-floor shortlist at 58.84 sqm. For a lower cheque, compare A-2104 with B's 47.50 sqm homes; their smaller area makes an apparently modest total price less cheap per square foot. C offers the widest choice of low-level positions, but the six persistent unsold entries do not prove distress or a physical defect.

No detailed A–D residential floor plans are supplied. The layout establishes wing position and the carpet summary establishes numbered sizes, but cannot verify each offered home's windows, furniture fit, entrance direction or terrace adjacency. A/B/D have two-bedroom labels in the register; C's type field is unusable. Do not transfer E's room plan to them.

Sources: Form 3, 31 March 2026, p. 20; portal Sold/Unsold Inventory; 2023 carpet statement, sheet 1A; June 2025 register, pp. 1–13. A–D site relationships are shown on sheets 1 and 3.

All recorded unsold choices — Wing E

E has **17 recorded unsold homes: nine three-bedroom and eight two-bedroom**. The table preserves every option. “NE/SW” below refers to the principal living-window side, not the door. Approximate directions come from matching the detailed plan to the site.

E flat	Carpet sqm	Reckoner Rs lakh	Physical choice
101	98.21	149.98	3 bed · SW living / pool end; over spa; NE door.
102	66.36	99.76	2 bed · SW; largest 2-bed type, outer kitchen window.
103	64.29	96.79	2 bed · SW; larger bedrooms, kitchen to stair recess.
104	61.73	93.11	2 bed · NE; smaller living room, kitchen to stair recess.
106	98.21	149.98	3 bed · NE living / pool end; over spa.
2306	98.21	164.08	3 bed · NE/pool; regular residential level.
2406	98.21	164.08	3 bed · NE/pool; previously marked sold — establish release.
2506	98.21	164.08	3 bed · NE/pool; regular residential level.
2606	98.21	164.08	3 bed · NE/pool; refuge floor, terrace at other end.
2704	61.73	101.98	2 bed · NE; immediately above refuge bay.
2804	61.73	101.98	2 bed · NE; one residential floor between it and refuge.
2806	98.21	164.08	3 bed · NE/pool; compare premium with 2506/2906.
2906	98.21	164.08	3 bed · NE/pool; floor 30 is a dwelling level above.
3001	98.21	164.08	3 bed · SW/pool; NE door, top-floor roof trade-off.
3002	66.36	109.29	2 bed · SW; 66.36 sqm, outer kitchen window, top floor.
3003	64.29	106.02	2 bed · SW; larger bedrooms, top floor.
3004	61.73	101.98	2 bed · NE; smaller living room, top floor.

A practical viewing order: 2506 and 2806 establish whether paying more for height buys a worthwhile change in outlook; compare 2306/2906 and include 2606. Then see 2704 and 2804 for the smaller north-east-side budget. View 3001 if its entrance preference or top-floor privacy matters to you, and 101/106 if you favour a lower floor and can accept the podium-use relationship.

The nearest strong price anchors for the upper x06 group are E-2206 at Rs 1.8826 cr and E-2706 at Rs 1.9884 cr. Their difference is Rs 10.58 lakh, but dates and package terms differ or are unknown: this does not establish a fixed floor-rise charge. E-2501 at Rs 1.9215 cr is a useful same-size, opposite-side comparison.

Sources: Form 3, pp. 16–20; portal Sold/Unsold Inventory; June 2025 register, p. 16; Building 8 sheets 25–28 and site sheets 1/3. Viewing order is advice, not evidence of present availability or a valuation.

Booked homes and what changed in the records

These 11 homes are **booked, not listed unsold**. Small payments do not establish a cancellation right or that the unit will reopen. Pursue one only after the promoter confirms it can be offered free of the existing allotment.

Flat	Carpet sqm	Agreement / allotment Rs cr	Received Rs lakh	Paid
B-2107	47.50	1.0005	1.90	1.9%
D-202	58.84	1.0043	100.43	100.0%
D-502	58.84	1.0034	100.34	100.0%
E-202	66.36	1.2072	114.68	95.0%
E-206	98.21	1.8680	2.86	1.5%
E-403	64.29	1.1938	1.90	1.6%
E-702	66.36	1.2281	115.50	94.0%
E-801	98.21	1.4500	5.00	3.4%
E-806	98.21	1.4500	5.00	3.4%
E-1306	98.21	1.8408	16.57	9.0%
E-2303	64.29	1.2416	1.90	1.5%

D-202/502 are recorded fully paid, and E-202/702 about 95%/94% paid. B-2107 and E-206/403/801/806/1306/2303 have lower collections. That distinguishes the recorded financial position; it does not tell us whose payment is late under a contract.

June 2025 → March 2026: the defensible comparison

E: 62 homes explicitly unsold in June become 40 sold, six booked and 16 still unsold. Two previously sold-undated homes, 801/806, become booked. E-2406 changes from sold (registration date 9 May 2024) to unsold. Thus the 17 latest unsold homes are not all uninterrupted unsold stock.

C: the same six homes remain unsold. **D:** 101 changes from unsold to sold; 103/104/1102/1202/1302 remain unsold; 202/502 change from sold-undated to booked.

A/B and D-2104: the June register has only 890 entries. It omits A-704/1104/1604/2104/2604, B-707/1107/1607/2107/2607 and D-2104. Later inclusion is not proof of a post-June sale or a deliberate release strategy.

The greater recorded movement in E gives more useful comparable prices there. Persistent stock can support a request for a sharper quote, but the filing does not establish the promoter's marketing strategy, the reason a home remained unsold, or a sales pace continuing to September 2026. The portal snapshot reproduces the March unsold/booked schedules.

Sources: Sold/Unsold register, 30 June 2025, pp. 1–17 (890 sequential entries); Form 3, as at 31 March 2026, pp. 4–21; portal Sold/Unsold Inventory. Changes can reflect transactions, cancellations or data corrections; exact new-sale registration dates are not supplied.

Wing E price evidence — all 40 newly reported sold homes

Each home below is explicitly unsold in the June 2025 register and sold in the March 2026/portal record. These are **reported agreement/consideration values, not independently verified registered sale deeds or current quotations**. “Paid” is the collected proportion, not a judgement of arrears. All money is Rs crore.

E flat	Carpet sqm	Beds	Consideration Rs cr	Paid
105	62.03	2	1.1826	95.0%
203	64.29	2	1.2491	95.0%
204	61.73	2	1.1803	95.0%
205	62.03	2	1.1759	95.0%
303	64.29	2	1.2206	95.0%
306	98.21	3	1.8285	5.0%
406	98.21	3	1.9058	90.0%
503	64.29	2	1.2027	95.0%
506	98.21	3	1.8500	7.8%
601	98.21	3	1.8915	95.0%
703	64.29	2	1.2295	94.0%
1102	66.36	2	1.2804	95.0%
1106	98.21	3	1.8744	9.0%
1202	66.36	2	1.2764	95.0%
1203	64.29	2	1.2474	95.2%
1204	61.73	2	1.1850	95.0%
1206	98.21	3	1.9420	95.0%
1303	64.29	2	1.2190	95.0%
1304	61.73	2	1.2192	95.0%
1406	98.21	3	1.8463	95.0%
1506	98.21	3	1.9349	95.0%
1606	98.21	3	1.9340	95.0%
1704	61.73	2	1.2071	95.8%
2203	64.29	2	1.2608	95.0%
2204	61.73	2	1.2009	95.0%
2206	98.21	3	1.8826	94.5%
2304	61.73	2	1.1992	95.0%
2305	62.03	2	1.1941	95.0%
2402	66.36	2	1.2808	60.0%
2403	64.29	2	1.2421	60.0%
2404	61.73	2	1.2131	94.0%
2501	98.21	3	1.9215	95.0%
2503	64.29	2	1.2537	95.0%
2504	61.73	2	1.2026	95.0%
2702	66.36	2	1.2965	19.0%
2703	64.29	2	1.2872	95.0%
2706	98.21	3	1.9884	95.0%
2803	64.29	2	1.2817	95.0%
2904	61.73	2	1.2300	95.0%
3005	62.03	2	1.2319	95.0%

Sources: June 2025 register, pp. 13–16; March 2026 Form 3, pp. 16–19; portal Sold/Unsold Inventory. Includes 28 two-bedroom and 12 three-bedroom homes. E-3005 is included. E-1103 was already sold-undated; E-2406 is not a new sale in this comparison.

Other-wing benchmarks and negotiating the package

Comparison	Recorded agreement values	How much weight to give it
A x04 · 47.55 sqm	704: 0.9900; 1104: 0.9878; 1604: 1.0056; 2604: 1.0262 cr	Same size/numbered position as A-2104. All were absent from the June register, so their sale dates cannot be inferred. A-1104 has only about 8.6% collected.
B x07 · 47.50 sqm	1107: 0.9885 cr; booked 2107: 1.0005 cr	Good size/position comparison for 707/1607/2607, but one is only booked and neither has a new-sale date established by the June register.
B ground	G07: 0.8789 cr, 46.93 sqm	Registered 29 Aug 2024 in June register. G08 is larger at 54.26 sqm; use as context, not a like-for-like valuation.
C · 58.14 sqm	203: 1.2022 cr	Same size as C-103; registration 6 Sep 2024. Lower/ground 47–54 sqm options need size and position adjustments; no fresh sale date can be inferred for them.
D	101: 1.3340 cr / 62.83 sqm; 2104: 1.1987 cr / 55.43 sqm; 102: 1.1938 cr / 58.84 sqm	101 was unsold in June; 2104 was omitted. 102 was already sold-undated and only about 29.7% collected. None fixes the price of 1202/1302.

E's wider record gives context, not a facing premium. Across all 150 sold homes, median values by position are: x01 Rs 1.8478 cr (27 homes); x06 Rs 1.8482 cr (20); x02 Rs 1.2099 cr (26); x03 Rs 1.2054 cr (26); x04 Rs 1.1643 cr (21); x05 Rs 1.1397 cr (30). These mix floors and sale periods. Similar x01/x06 medians do not prove the two outlooks have equal value to your household.

For a current negotiation, give more weight to the 40 E homes that changed from explicitly unsold to sold: three-bedroom values span Rs 1.8285–1.9884 cr; two-bedroom values Rs 1.1759–1.2965 cr. The upper x04 comparisons include 2404 at Rs 1.2131 cr and 2904 at Rs 1.2300 cr. First-floor E-105 at Rs 1.1826 cr and top-floor E-3005 at Rs 1.2319 cr show that those levels are not wholly unsaleable.

Compare the rate as well as the cheque. A-2604's Rs 1.0262 cr / 47.55 sqm is about Rs 20,050 per carpet sq ft; E-2706's Rs 1.9884 cr / 98.21 sqm is about Rs 18,810. The larger home can cost less per unit of carpet while requiring almost twice the total money. These are consideration-only comparisons, not all-in rates.

Ask for one written all-in sheet with the same inclusions for each shortlisted flat. Use first-floor spa adjacency, roof exposure, a smaller second bedroom or unresolved release history as reasons to compare quotes or require a condition, rather than assigning an invented percentage discount. Low collections alone do not authorise a bid against another buyer's allotment.

Sources: portal Sold/Unsold Inventory; Form 3, pp. 4–21; June 2025 register, pp. 2–16. 1 sqm = 10.7639 sq ft. Agreement values may have different inclusions; taxes, stamp duty, registration, maintenance and parking must be checked separately.

Carpet area: reconcile the two filed schedules

Use the RERA/CA carpet in the commercial comparison, but make the signed agreement and plan explain the difference. The municipal sheet labels a different “carpet area of apartment” and lists enclosed balcony separately for E. The filing does not provide the calculation bridge; neither automatically replaces the other.

Wing / position	RERA / CA sqm	2023 municipal carpet sqm	Separately listed enclosed balcony sqm
E x01 / x06	98.21	98.42	4.99
E x02	66.36	66.43	2.72
E x03	64.29	64.46	2.72
E x04	61.73	61.81	2.55
E x05	62.03	61.95	2.55
A x04 (e.g. 2104)	47.55	52.70	No amount listed
B x07 (e.g. 1607)	47.50	52.65	No amount listed
C x03 (e.g. 103)	58.14	66.99	No amount listed
D x02 (e.g. 1202)	58.84	64.88	No amount listed

BUILDING NO	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF ENCLOSE BALCONY	AREA OF BALC. ATTACHED TO APARTMENT	AREA OF DOUB TERRACE ATTACH TO FLAT
BUILDING -8 (RESI. AREA)	TYPICAL FLOOR 1ST TO 30TH FLOOR	FLAT NO.- 01	98.42 SQ.MT.	4.99 SQ.MT.		
		FLAT NO.- 02	66.43 SQ.MT.	2.72 SQ.MT.		
		FLAT NO.- 03	64.46 SQ.MT.	2.72 SQ.MT.		
		FLAT NO.- 04	61.81 SQ.MT.	2.55 SQ.MT.		
		FLAT NO.- 05	61.95 SQ.MT.	2.55 SQ.MT.		
		FLAT NO.- 06	98.42 SQ.MT.	4.99 SQ.MT.		
	REFUGE FLR 7TH, 11TH, 16TH, 21ST, 26TH FLR	FLAT NO.- 01	98.42 SQ.MT.	4.99 SQ.MT.		
		FLAT NO.- 02	66.43 SQ.MT.	2.72 SQ.MT.		
		FLAT NO.- 03	64.46 SQ.MT.	2.72 SQ.MT.		
		FLAT NO.- 04				
		FLAT NO.- 05	61.95 SQ.MT.	2.55 SQ.MT.		
		FLAT NO.- 06	98.42 SQ.MT.	4.99 SQ.MT.		
TOTAL = 175 FLATS						

Source: 2023 sanctioned carpet statement, sheet 1A, Building 8. The small numerical differences in E are visible in the original schedule; “7th” in its refuge-floor caption conflicts with the detailed sixth-floor plan.

The A–D differences are larger than E’s and cannot be dismissed as rounding. Obtain the calculation and revision history for the exact unit before accepting a price-per-square-foot claim. Different area conventions, revision or a record error are possible explanations; the documents do not establish an actual shortfall in constructed carpet.

For E, the schedule’s separately listed enclosed-balcony area also needs to be reconciled with the agreement’s carpet and balcony descriptions. Do not add it to the RERA carpet to create a larger saleable “carpet” number. The plan’s shallow balcony strips and room dimensions are the better guide to use.

Sources: 2023 carpet statement, sheet 1A; Building 8 typical plan, sheet 26; Form 3, pp. 4–21; portal Sold/Unsold Inventory. Area differences have not been attributed to a specific regulatory definition without a filed calculation.

Completion and money: progress, with remaining dependencies

As at 31 March 2026	Filed position	Buyer interpretation
A / B / C	100% on all listed wing activities	Most advanced in the architect's schedule; this is not an OC.
D	100% except final lifts/MEP/fire/finishing item at 93%	A small unfinished percentage can still involve essential handover systems.
E	Structure 100%; internal finishes 90%; sanitary 77%; stairs/lobbies/tanks 93%; external/terraces 82%; final installations 68%	Substantial finishing/service work remains. Do not convert a cost percentage into a promised handover month.

The portal completion date is **30 April 2028**, extended from 30 December 2027; its delay reason is recorded “NA”. The older Form B undertaking says 30 June 2027. No Pine OC is supplied. E is less advanced than A–D on the architect's measures, but the filing cannot tell us the actual possession sequence or whether handover will be close to the extended deadline.

Financial measure	Filed / calculated amount
Engineer: works executed / estimate	Rs 400.9531 / 412.5836 cr (about 97.18%)
Engineer: remaining E / common works	Rs 2.6219 cr / Rs 9.0085 cr; common works at 44.54% of estimated cost
CA: incurred / estimated total cost	Rs 571.8399 / 607.3887 cr (94.15%); remaining Rs 35.5488 cr
Receivables: sold + booked	Rs 25.2734 + 9.8268 = 35.1002 cr
Unsold estimate at filed reckoner	Rs 37.5039 cr; total expected receivables Rs 72.6041 cr
Designated account	Deposits Rs 559.5091 cr; withdrawals Rs 559.3113 cr; balance Rs 19.79 lakh
Means of finance: actual	Own funds Rs 12.5286 cr; customer receipts used Rs 559.3113 cr; secured/unsecured borrowing reported zero

There is positive gross coverage, not assured liquidity. Expected receivables are about 2.04 times remaining CA cost, but unsold homes must sell and collections must arrive. The small bank balance is a snapshot. It neither proves financial distress nor guarantees the remaining work is funded on time.

Receipts *used* in Table F are not total customer collections. The sold/booked rows total about Rs 755.49 cr received; the Rs 559.51 cr bank deposits are about 74.1% of that, not 100%. The CA certifies the required proportion and permitted use. Zero actual borrowing is an accounting disclosure, not a substitute for registered mortgage releases.

The engineer's common-work cost percentage and the architect's 100% “provision made” entries use different measures. They require reconciliation before relying on complete amenity delivery; they do not prove that the gardens are unfinished or that the CA is behind the engineer in a “healthy” way.

Sources: Forms 1/2/3, March 2026: Form 1 pp. 1–4, Form 2 pp. 1–4, Form 3 pp. 2–3 and 20–24; portal Cost, Finance, Escrow, Extensions and Header; Form B, p. 2. Engineer and CA scopes differ, so their completion percentages are not interchangeable.

Approvals, future development and ownership

The latest supplied spatial evidence is a partial amended plan set stamped 26 September 2023, TMC/TD-DP/TPS/4472/23. Nine sheets are supplied: 1, 1A, 2, 3 and 24–28 from a 62-sheet set. The plan stamps approve subject to conditions. They do not supply the complete commencement-permission chain or an occupation certificate.

Document / record	What it establishes and what remains open
2018 commencement certificate	Certificate 3814, dated 21 April 2018, is the older staged permission. It is filed under the generic title “Amended”. Later permission scope must be read with its amendments.
31 July 2020 development permission	TMC/TDD/3442/20, supplied under “IOD”, lists Pine buildings through the 30th floor. Conditions require occupation permission before use, fire and other clearances, and carry forward conditions of the July 2019 amendment.
Referenced permissions	The disclosure/title opinions cite amended permission / CC 4219 of 1 March 2019. Its full certificate is not supplied. The 2020 permission also references TMC/TDD/0039/19 of 26 July 2019. Obtain the consolidated current conditions and wing/floor commencement scope.
Portal floor fields	Unit Summary lists 30 habitable floors in all wings but total sanctioned/proposed fields of 40 for A–D and 33 for E. Those fields are not proof of 40 habitable floors; reconcile with the current certified plans.
Service completion evidence	The architect records water, sewerage and fire provisions. The supplied bundle contains neither standalone water/sewer/fire NOCs nor a Pine OC. Obtain operative approvals and commissioning records for the offered possession stage.

The gardens and present roof are not promises of an unchanging layout. The 2020 disclosure reserves broad rights to use additional development potential, change the layout, amalgamate land and, in clause 9, construct additional floors, subject to requisite permissions and applicable consent provisions. Clauses 10–12 address consent and objections to altered light/views. These are the promoter’s stated terms; their enforceability cannot be assumed to override statutory buyer rights.

The 2023 area statement shows little balance under its current scheme, but a balance calculation does not extinguish those future rights. For a top-floor or view-premium purchase, seek a clear contractual statement about the approved final building envelope and future construction affecting that home. Do not accept “no room left for development” as proof of permanent openness.

The legal entity’s letter of 8 July 2020 expressly says it had no past experience and had entered placeholder data because of a portal technical problem. That is a dated statement about this promoter entity; it neither measures the wider brand’s experience nor negates the substantial construction now reported.

Sources: CC 3814, 21 April 2018, pp. 1–2; Development Permission TMC/TDD/3442/20, 31 July 2020, pp. 1–5; 2023 sanctioned sheets 1–3 and 24–28; Important Disclosures, pp. 1–5; portal Unit Summary; promoter letter, 8 July 2020, p. 1.

Title and disputes: resolve these before a deposit

The title opinions by advocate Kiran Badgujar, dated 1 July and 5 August 2020, say the promoter acquired development/ownership rights and possession and give a favourable title conclusion. They also expressly disclose mortgages and litigation. The statements about revenue permissions, non-forest/non-Adivasi status and reservation handovers are counsel's findings as of 2020, not a current title search by this report.

Seven mortgage deeds are disclosed, from 8 December 2017 to 17 October 2019, in favour of Kotak Mahindra Investments/Prime entities. No release or reconveyance instrument is supplied. Have the buyer's lawyer establish the present charge position and the required flat-specific release or lender consent before booking/registration; do not rely on the zero-borrowing finance row.

Proceeding / land link in 2020 opinion	Portal position at retrieval
SCS 8/2016 — 17/9, 18/10A	Ongoing; application hearing stage.
SCS 389/2017 — 17/5, 17/7A, 17/7B, 18/6B	Ongoing; steps regarding legal heirs.
SCS 35/2017 — same four survey parts	Ongoing; written statement stage.
SCS 16/2013 — same four survey parts	Ongoing; documents/evidence stage.
RCS 586/2011 — same four survey parts	Two ongoing portal rows for the same case number/year (evidence/hearing). Count once when assessing distinct matters.
Bombay HC WP 4299/2017 — same four survey parts	Ongoing; pre-admission.
RCS 313/2018 — 17/11C	Ongoing; application hearing stage.
RTS appeal 193/2019 — 19/37	Marked closed, but brief still mentions delay-condonation response. Obtain actual order.
Tahasildar complaint 25/2017 — 17/11C	Marked closed; brief says "Closed for orders". Obtain actual outcome.
Tahasildar complaint 26/2019 — additional portal matter	Marked closed / complaint dismissed. Land link is not given in this portal row.

There are **eight ongoing portal rows but seven distinct case numbers/year combinations**, plus three marked closed. The 2020 opinion says no adverse orders affected title then; the portal interim-injunction fields are zero. Neither establishes the current court position. The order PDFs referenced by the portal are not included in this bundle.

Three MahaRERA complaints from 2021 are also listed: CC006000000198318, CC006000000196371 and CC006000000197303. Their order filenames are referenced, but the orders are not supplied. Their age is not a reason to assume they are irrelevant or decided in the promoter's favour.

Sources: Title certificate, 1 July 2020, pp. 1–4; Title certificate, 5 August 2020, pp. 1–5 (mortgages p. 3; litigation Annexure A p. 5); portal Litigation and Complaints records. Status descriptions are reported data, not fresh court verification.

Turn the shortlist into a protected offer

Decision point	Evidence to attach to the offer / what changes the decision
The home itself	Identify wing, flat, floor, RERA carpet and any balcony separately; attach the signed unit plan. Resolve the municipal/RERA area differences and the first-refuge-level discrepancies before treating the plan as final.
Title and sale authority	Current title/encumbrance search, the relevant Kotak release or lender consent, and litigation orders/status mapped to the project land. For E-2406, documentary closure of the previous allotment or an explanation of the record correction.
Ready versus future possession	OC covering the exact wing/floor if sold as ready. Otherwise a dated possession obligation, approval/commissioning milestones and payment schedule appropriate to the unfinished scope. A 2028 RERA date is not a promise of earlier possession.
Shared facilities and parking	A schedule of amenity access, opening dates, rules, phase sharing and cost allocation; parking bay location and legal allotment terms. Clarify which lifts and in-flat circuits work during outages.
Unit-specific visit	For 101/106: spa operating/exhaust/vibration relationship. For 2704: slab over refuge and its access. For 3001–3004: roof plant position, waterproofing, heat protection and terrace rights. For A/B service-side offers: STP enclosure/access.
All-in price and exit terms	Include parking, statutory taxes/fees, deposits, maintenance advance/corpus and any floor/view premium in one comparable sheet. Fix refund and cancellation terms before money changes hands. No draft agreement or current price sheet is supplied in the filing.

The best supported starting choice is an E x06 three-bedroom home on a regular upper floor, provided its quoted premium over the nearby recorded agreements is justified by the actual view and package. E-2606 remains in that comparison; 2406 needs the extra allotment-history condition. Choose x01 instead if the north-east door preference or south-west living light matters more to your household.

For two bedrooms, compare E-2704/2804 against E-102/3002 on room size, kitchen daylight, floor position and total cost. D-1202/1302 are the useful smaller mid-floor alternatives. A/B's compact refuge-level homes and C's ground/podium choices are worth a quote; none should be rejected solely because it remains in the recorded unsold list.

Scope and limits

This Buyer's Report uses the supplied MahaRERA filing only. It contains source-based facts, plan-derived relationships and clearly reasoned buying advice. It is not a site inspection, legal title certificate or market valuation.

No live asking prices, present availability, court orders, occupation certificate, full approval set, detailed A–D room plans, current agreement terms or operating inspection are supplied. The missing items that could change the decision are identified beside the affected advice.

This report does not assess school or commute times, current rents or resale demand. Its comparisons concern the filed property, unit plans and recorded considerations.

Source guide

Page numbers below refer to the supplied source PDFs. Each 2023 drawing is a one-page file; its printed sheet number is used throughout the report. Portal records are cited by their readable record names. A retrieved record's date is not necessarily the date of its underlying facts.

Source	Relevant content
Important Disclosures / "pine salient features", 1 July 2020, 5 pp.	Wing mapping, 2,940 sqm project portion, wider 73,000 sqm land; shared amenities and recreation ground; development/consent clauses.
2023 amended sanctioned plans, 26 September 2023	Sheet 1: layout, areas, building counts/heights. 1A: carpet statement. 2: parking. 3: podium/parking detail. 24: E upper ground and floor areas. 25: E podium/basement and tenements. 26: E typical floors. 27: E refuge floors. 28: E section.
CC 3814, 21 April 2018, 2 pp.; Development Permission TMC/TDD/3442/20, 31 July 2020, 5 pp.	Older approvals and conditions. The supplied generic titles "Amended" and "IOD" do not describe their dates reliably.
Form 1, 31 March 2026, 4 pp.	Architect's wing progress and common development statement.
Form 2, signed 6 April 2026, 5 pp.	Engineer's March 2026 estimates, incurred works and balance.
Form 3, signed 27 April 2026, as at 31 March 2026, 24 pp.	Cost pp. 1–3; sold inventory pp. 4–19; unsold p. 20; booked and receivables p. 21; designated account and finance p. 23; as-at clarification p. 24.
Architect certificate, 9 July 2025, 7 pp.	More detailed shared-amenity list and earlier E progress, especially pp. 5–7.
Sold/Unsold Inventory, 30 June 2025, 17 pp.	890 listed entries, including four shops; unit types, historical status and registration dates where populated. Zero-date placeholders are not transaction dates.
Title opinions, 1 July 2020 (4 pp.) and 5 August 2020 (5 pp.)	Land identity, counsel's title conclusion, seven mortgage deeds in the later opinion, nine proceedings in its Annexure A.
Form B undertaking; promoter letter, 8 July 2020	Original completion undertaking and clarification about promoter past-experience data.
Portal Header, Buildings, Wings, Unit Summary, Floor Mix, Sold/Unsold Inventory	Registration identity, counts, areas, status, considerations and collections.
Portal Wing Activity, Cost, Finance, Escrow, Extensions, Litigation, Complaints	Progress/financial data, extended completion date, disclosed case and complaint entries.

Calculations in this report use individual unit rows, avoiding repeated per-wing total fields. Considerations are shown in crore (1 crore = 100 lakh); carpet areas are in square metres, with selected square-foot comparisons. The drawings establish designed relationships; commissioning, construction quality and current conditions require the specific evidence described in the offer conditions.