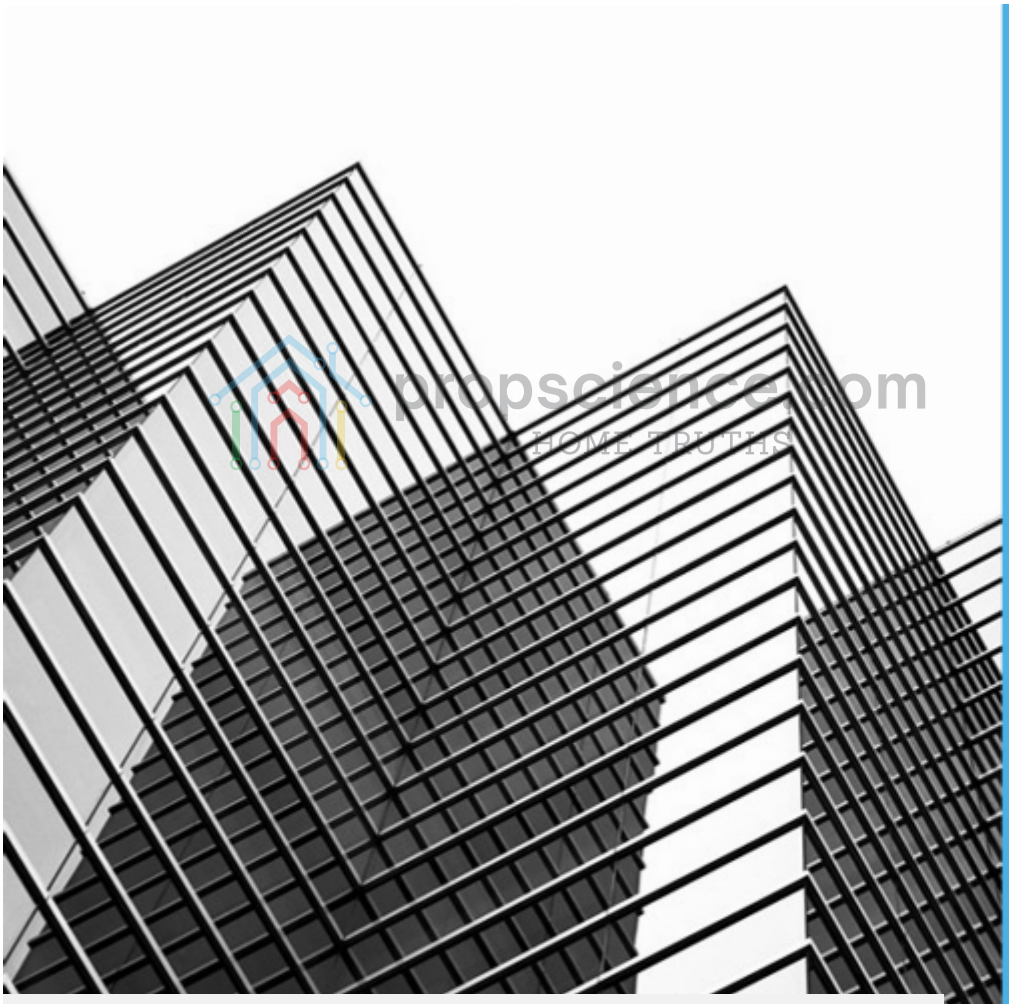
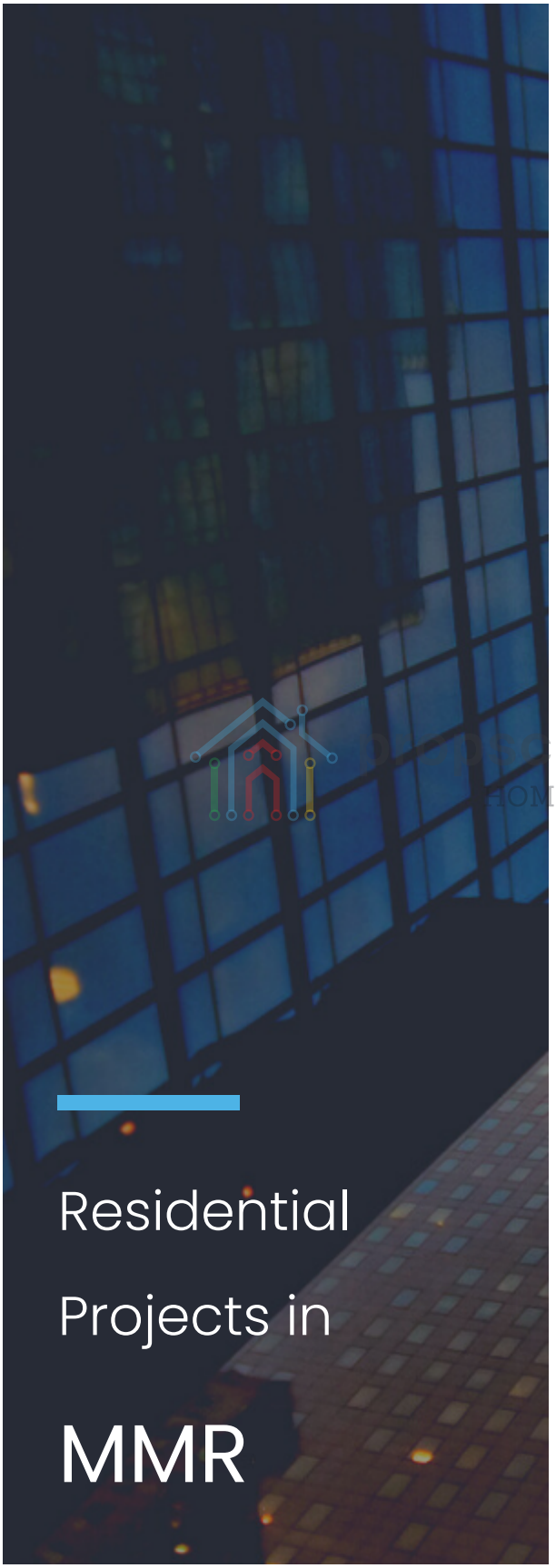
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PROP REPORT



Western Park

MahaRERA Number : P51700004620



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.

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LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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HOME TRUTHS

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Mumbai International Airport **25.5 Km**
- Kashimira Bus Station **1.0 Km**
- Mira Road Railway Station **3.5 Km**
- Western Express Highway **1.0 Km**
- St. Ann's Hospital **1.3 Km**
- Podar International School **500 Mtrs**
- Thakur Mall **3.0 Km**
- D Mart **6.0 Km**

LAND & APPROVALS

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

WESTERN PARK

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

WESTERN PARK

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th October, 2021	2655 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Water Storage

WESTERN PARK

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Al- Siddique Apartment	2	11	20	1 BHK,2 BHK	220
Al - Farooque Apartment	2	11	16	1 BHK,2 BHK	176
First Habitable Floor					1st

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

WESTERN PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	450 sqft
2 BHK	600 sqft
1 BHK	450 sqft
2 BHK	600 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

WESTERN PARK

COMMERCIALS

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HOME TRUTHS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4000000
2 BHK	--	--	INR 5500000 to 6000000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

Transaction History

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

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HOME TRUTHS

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	63
Connectivity	73
Infrastructure	72
Local Environment	30
Land & Approvals	50
Project	68
People	39
Amenities	30
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**50/100**

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HOME TRUTHS

WESTERN PARK

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