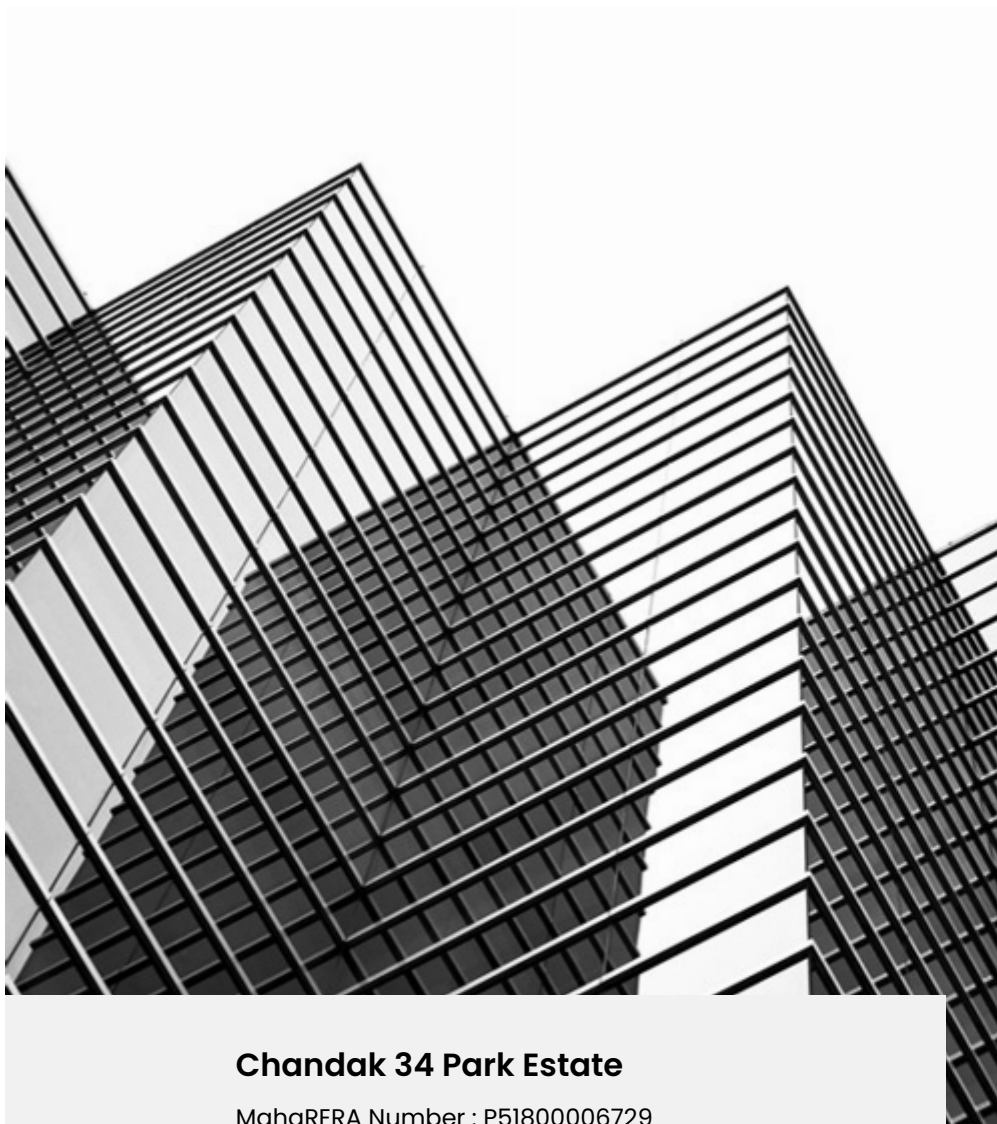


propscience.com

# PROP REPORT



**Chandak 34 Park Estate**

MahaRERA Number : P51800006729



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
Goregaon	NA	Ward P South

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 297 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.1 Km**
- Teen Dongari **79 Mtrs**
- Shastri Nagar Metro Station **1.7 Km**
- Goregaon Railway Station **1.3 Km**
- Link Road **3.8 Km**
- Kapadia Multispeciality Hospital **600 Mtrs**
- D. G. Khetan International School **1.1 Km**
- Inorbit Mall **1.6 Km**
- Hyper City **1.6 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	7

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
-----------	------	------------

Completed on 31st July, 2028

19259.62 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Spa,Library / Reading Room,Pet Friendly
<b>Business &amp; Hospitality</b>	Banquet Hall,Day Care,Restaurant / Cafe
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

CHANDAK 34 PARK ESTATE

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	40	4	2 BHK,3 BHK	160
Wing B	2	40	4	1 BHK,2 BHK	160
Wing C	2	40	4	1 BHK,2 BHK	160

Wing D	3	40	8	1 BHK,2 BHK	320
Wing E	4	40	2	2 BHK,3 BHK	80
First Habitable Floor					2nd

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

CHANDAK 34 PARK ESTATE

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	617 sqft
3 BHK	820 sqft
1 BHK	391 sqft

2 BHK	493 - 600 sqft
1 BHK	391 sqft
2 BHK	600 sqft
1 BHK	391 sqft
2 BHK	493 - 612 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9384000
2 BHK	--	--	INR 11832000 to 14808000
3 BHK	--	--	INR 19680000

**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	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,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

CHANDAK 34 PARK ESTATE

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	845	6	INR 23320000	INR 27597.63
October 2022	603	34	INR 16000000	INR 26534
September 2022	819	25	INR 22980000	INR 28058.61
August 2022	390	34	INR 10675600	INR 27373.33
July 2022	391	21	INR 10130000	INR 25907.93

<b>June 2022</b>	391	7	INR 10532745	INR 26937.97
<b>June 2022</b>	616	3	INR 8650213	INR 14042.55
<b>June 2022</b>	612	1	INR 15790000	INR 25800.65
<b>June 2022</b>	391	25	INR 10580300	INR 27059.59
<b>May 2022</b>	819	22	INR 22075700	INR 26954.46
<b>May 2022</b>	391	22	INR 10086090	INR 25795.63
<b>May 2022</b>	391	33	INR 10700950	INR 27368.16
<b>May 2022</b>	391	20	INR 9728333	INR 24880.65
<b>April 2022</b>	616	12	INR 9098028	INR 14769.53
<b>April 2022</b>	391	27	INR 10027143	INR 25644.87
<b>April 2022</b>	391	22	INR 9280000	INR 23734.02
<b>March 2022</b>	391	29	INR 10090000	INR 25805.63
<b>March 2022</b>	391	1	INR 10090000	INR 25805.63
<b>March 2022</b>	617	2	INR 15265800	INR 24741.98

**February  
2022**

493

6

INR 12740000

INR 25841.78

CHANDAK 34 PARK ESTATE

## 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	73
Infrastructure	100
Local Environment	63
Land & Approvals	56
Project	75

<b>People</b>	46
<b>Amenities</b>	68
<b>Building</b>	67
<b>Layout</b>	55
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

---

CHANDAK 34 PARK ESTATE

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the

content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.