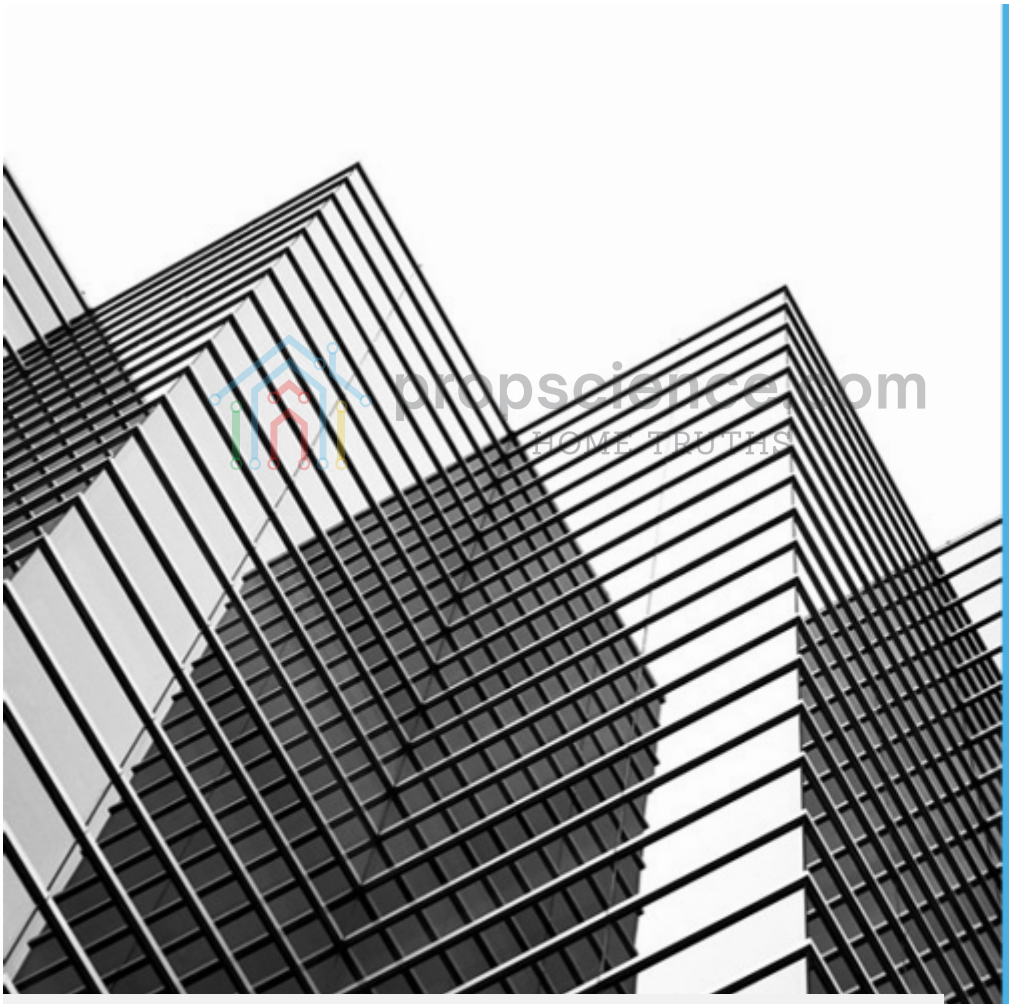
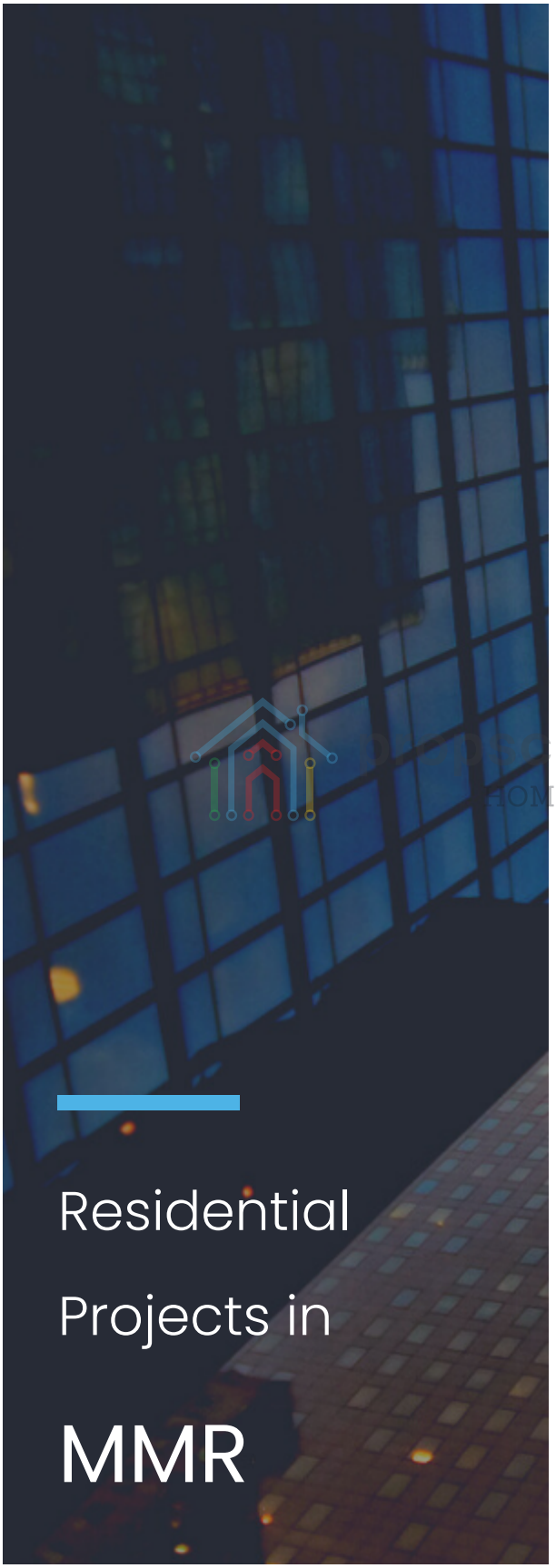
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# PROP REPORT




## Chakrapani Complex Phase 2

MahaRERA Number : P51700021185



Residential Projects in MMR

# WE HELP YOU MAKE THE INVESTMENT

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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 Dombivali 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.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Vishnunagar | Vishnunagar Police Station | Ward H |

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

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **46 Km**
- MSRTC Bus stand Dombivali **4.4 Km**
- Dombivli railway station **2 Km**
- Kalyan Shil road **5.4 Km**
- Galaxy Criticare Hospital **1.6 Km**
- Don Bosco High School **1.6 Km**
- LODHA Xperia Mall **10 Km**
- Ramkrishna Bazar **1.7 Km**

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PHASE 2

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

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

| | | |
|---|---|---|
| HDFC Bank | NA | NA |

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PHASE 2

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2023 | 2100 Sqmt | 1 BHK,2 BHK,Studio |

## Project Amenities

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| | |
|---|---|
| **Sports** | Kids Play Area |
| **Leisure** | NA |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Water Storage |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Chakrapani Complex Phase 2 A wing | 1 | 7 | 6 | 1 BHK,2 BHK,Studio | 42 |
| Chakrapani Complex Phase 2 B wing | 1 | 7 | 5 | 1 BHK,Studio | 35 |
| Chakrapani Complex Phase 2 C wing | 1 | 7 | 4 | 1 BHK,Studio | 28 |

| First Habitable Floor | Ground floor |
|---|---|

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## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation :** High Speed Elevators

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PHASE 2

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| Studio | 253 sqft |
| 1 BHK | 347 - 388 sqft |
| Studio | 266 sqft |
| 1 BHK | 342 sqft |
| Studio | 244 - 272 sqft |
| 1 BHK | 354 - 451 sqft |

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| | |
|---|---|
| 2 BHK | 475 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **Flooring** | Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring |
| **Finishing** | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| Studio | INR 8354.78 | INR 2039400 | INR 2266000 to 2525000 |
| 1 BHK | INR 8299.71 | INR 2857500 | INR 3175000 to 4190000 |
| 2 BHK | INR 8336.84 | INR 3960000 | INR 4400000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |

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| Floor Rise | Parking Charges | Other Charges |
|---|---|---|
| NA | INR 300000 | NA |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank |

**Transaction History**

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

CHAKRAPANI COMPLEX

PHASE 2

# 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.

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| Category | Score |
|---|---|
| **Place** | 45 |
| **Connectivity** | 55 |
| **Infrastructure** | 72 |
| **Local Environment** | 90 |
| **Land & Approvals** | 50 |
| **Project** | 64 |

| | |
|---|---|
| **People** | 48 |
| **Amenities** | 42 |
| **Building** | 65 |
| **Layout** | 53 |
| **Interiors** | 65 |
| **Pricing** | 40 |
| **Total** | **57/100** |

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