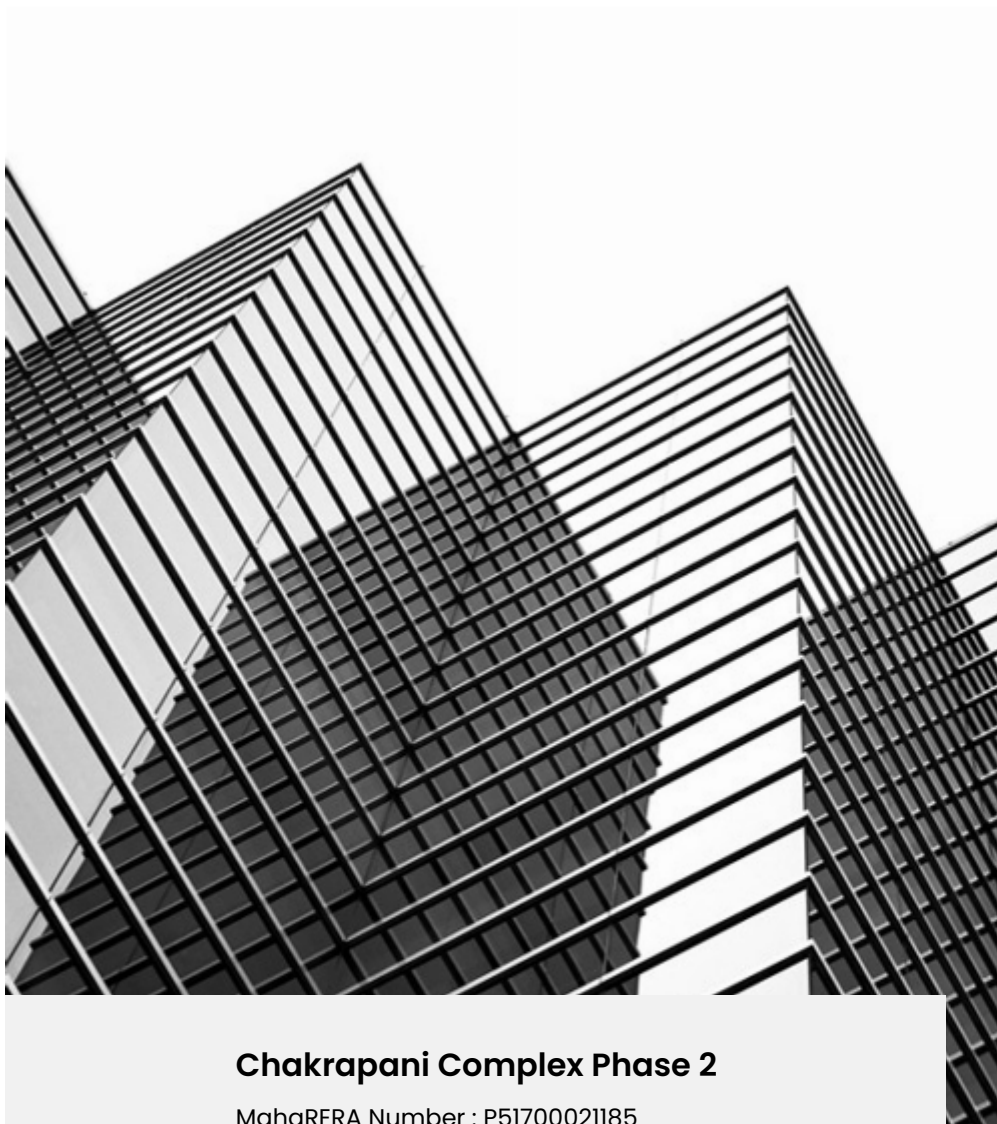


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PROP REPORT



Chakrapani Complex Phase 2

MahaRERA Number : P51700021185



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 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.

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**

CHAKRAPANI COMPLEX
PHASE 2

LAND & APPROVALS

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
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HDFC Bank

NA

NA

CHAKRAPANI COMPLEX
PHASE 2

PROJECT & AMENITIES

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

Project Amenities

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

CHAKRAPANI COMPLEX
PHASE 2

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
1 BHK	347 - 388 sqft
2 BHK	475 sqft
Studio	253 sqft
1 BHK	342 sqft
Studio	266 sqft
1 BHK	354 - 451 sqft

Studio	244 - 272 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
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Views Available	Open Grounds / Landscape / Project Amenities
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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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PHASE 2

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
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.

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

CHAKRAPANI COMPLEX
PHASE 2

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