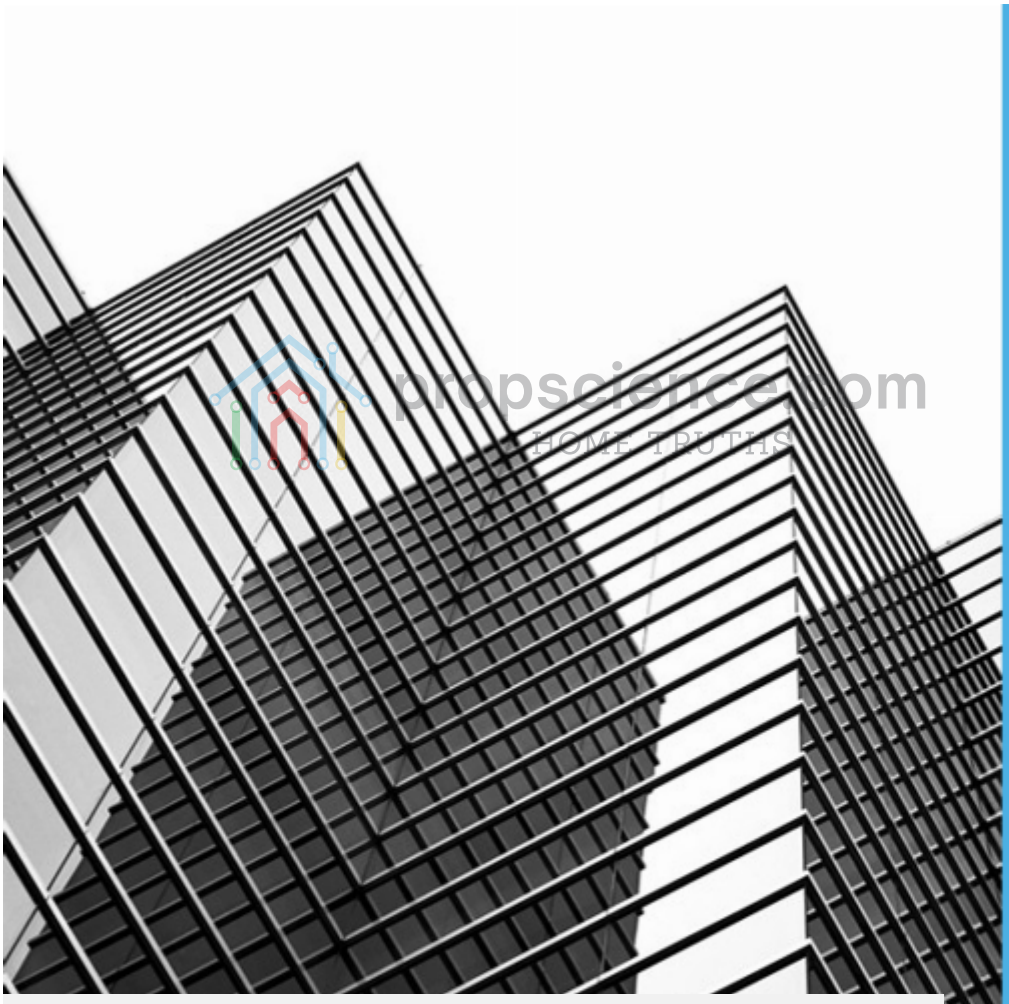
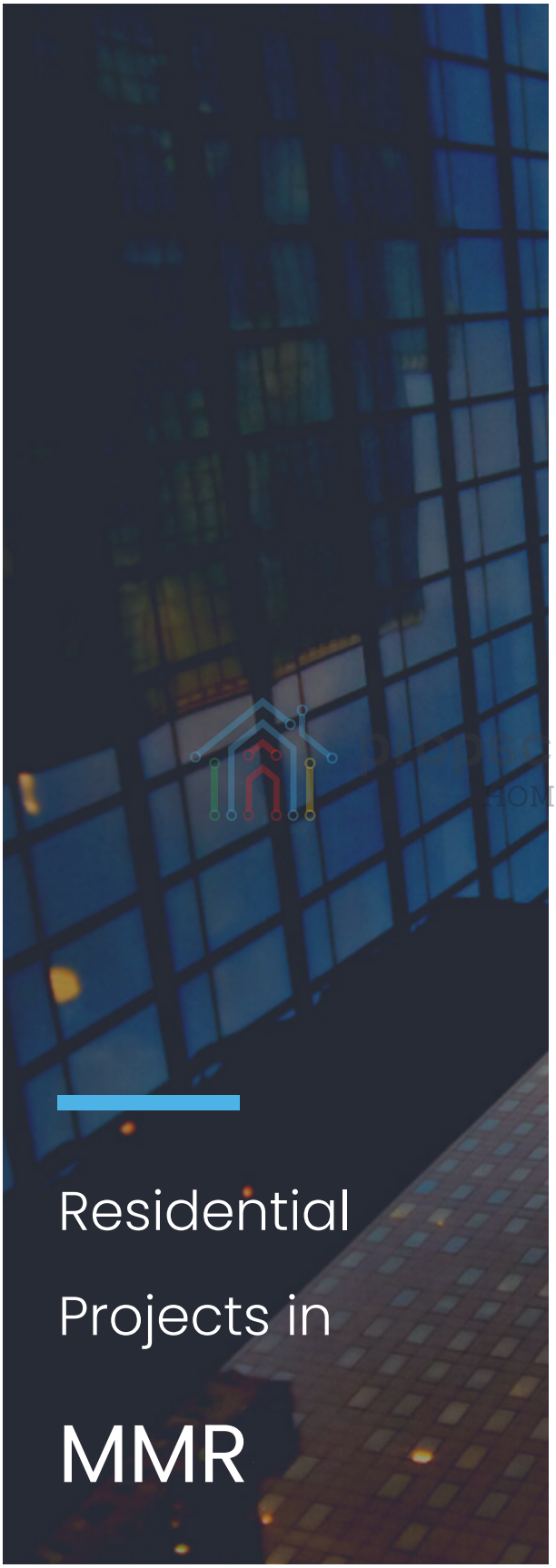
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PROP REPORT



Dynamix Parkwoods Phase II

MahaRERA Number : P51700007024



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **28.5 Km**
- Khopat Bus Depot **8.4 Km**
- Brahmand Metro Station **4.0 Km**
- Thane Railway Station **10 Km**
- Eastern Express Highway **8.4 Km**
- Hiranandani Hospital **3.7 Km**
- Poddar International School **3.3 Km**
- Viviana Mall **7.8 Km**
- D-Mart **290 Mtrs**

DYNAMIX PARKWOODS PHASE II

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

DYNAMIX PARKWOODS PHASE II

BUILDER & CONSULTANTS

The Dynamix Group, one of the foremost conglomerates in India, is renowned for its well-designed residential and commercial properties in Mumbai and Goa. The Group has steadily progressed in the real estate industry with one aim: to build modern properties where families, professionals and businesses can thrive. It was established in the late 1970s under the vision of the founder, Late Mr. K. M. Goenka. His son, Mr. Vinod Kumar Goenka. The company brings over 50 years of real estate and industrial development experience that guides the conglomerate forward.The Dynamix Group has also undertaken the development of prestigious luxury properties that redefine everyday living. These high-profile stand-alone projects include Parkwoods in Thane, Divum in Goregaon Precinct, Avanya in Dahisar, Astrum in Malad. The Dynamix Group, the need to give back to society is deep-rooted, be it in the field of education or healthcare.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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DYNAMIX PARKWOODS
PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2026	682.66 Sqmt	2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

DYNAMIX PARKWOODS PHASE II

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Parkwoods Building D5	7	47	8	2 BHK	376

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

DYNAMIX PARKWOODS PHASE II

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	675 - 693 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

DYNAMIX PARKWOODS PHASE II

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13162500 to 13513500

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

GST	Stamp Duty	Registration
1%	7%	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	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank

Transaction History

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

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DYNAMIX PARKWOODS PHASE II

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	73
Connectivity	38
Infrastructure	56
Local Environment	90
Land & Approvals	58
Project	71
People	65
Amenities	68
Building	68
Layout	70
Interiors	80
Pricing	40
Total	65/100

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