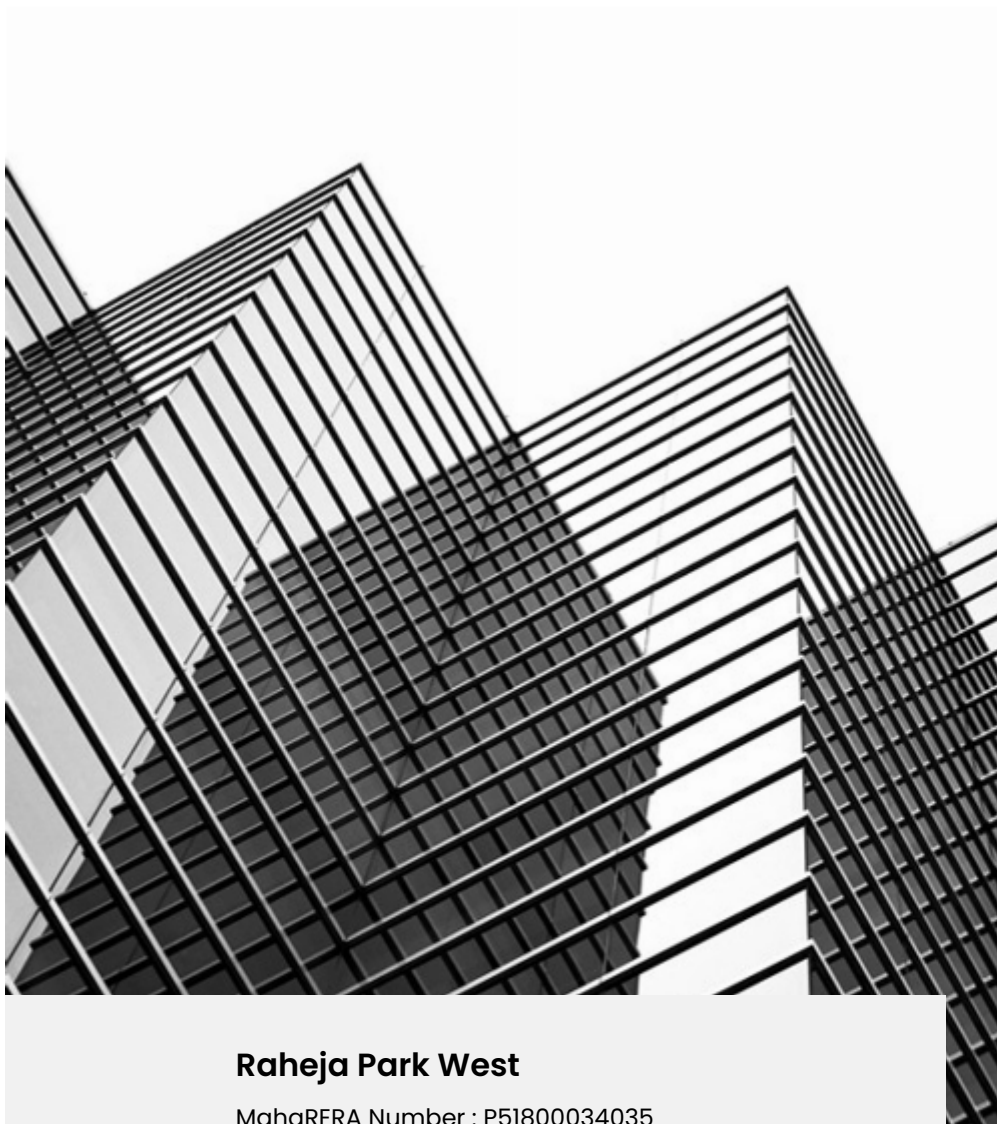


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# PROP REPORT



**Raheja Park West**

MahaRERA Number : P51800034035



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 65 Satisfactory AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.10 Km**
- Linking Road Bus Stop **260 Mtrs**
- Bandra Terminus, **5.40 Km**
- Western Express Highway **4.60 Km**
- B.C.J. Hospital & Asha Parekh Research Centre, Unit 2, Swami Vivekananda Rd, **900 Mtrs**
- Podar International School, Saraswati Rd, **600 Mtrs**
- Reliance Mall, Bus Stop, SV Road, Milan Subway Rd, **1.70 Km**
- Santacruz West Station Market **1.50 Km**

# LAND & APPROVALS

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

## RAHEJA PARK WEST

# BUILDER & CONSULTANTS

K Raheja Corp Pvt Ltd is a Mumbai based real estate company established in 1979. Founded by Mr. Chandru L Raheja, today its board of directors include Ramesh Mohanlal Valecha, Neel Chandru Raheja, Sunil Madhav Hingorani, Ramesh Ranganathan, and Ravi Chandru Raheja. The legacy of K Raheja Corp spans across four decades, with the company having set up landmarks retail centres such as Shoppers Stop, Crosswords, esteemed medical institutes such as S L Raheja Hospital and several luxury residential complexes. Customer centricity, ethics, and environmentally friendly procedures have been at the forefront of the company's efforts to create extraordinary spaces. With a significant presence in Mumbai, Pune, Hyderabad, and Goa, K Raheja Corp. has been reinventing luxury living across the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	3984 Sqmt	3 BHK,4 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Raheja Park West A and B Wing	3	15	3	3 BHK,4 BHK	45
First Habitable Floor				3rd Floor	

## Services & Safety

- **Security** : Security System / CCTV,MyGate / Security Apps
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

RAHEJA PARK WEST

## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1228 - 1383 sqft
4 BHK	1732 sqft
Floor To Ceiling Height	Between 9 and 10 feet

**Views Available**

Road View / No View

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

RAHEJA PARK WEST

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
3 BHK	INR 65000	INR 79820000	INR 79820000 to 89895000
4 BHK	INR 65000	INR 112580000	INR 112580000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	As per Client to client payment scheme is available.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank,YES Bank

## Transaction History

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

RAHEJA PARK WEST

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	55
<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	78
<b>People</b>	56
<b>Amenities</b>	42
<b>Building</b>	63
<b>Layout</b>	68
<b>Interiors</b>	63

<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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RAHEJA PARK WEST

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