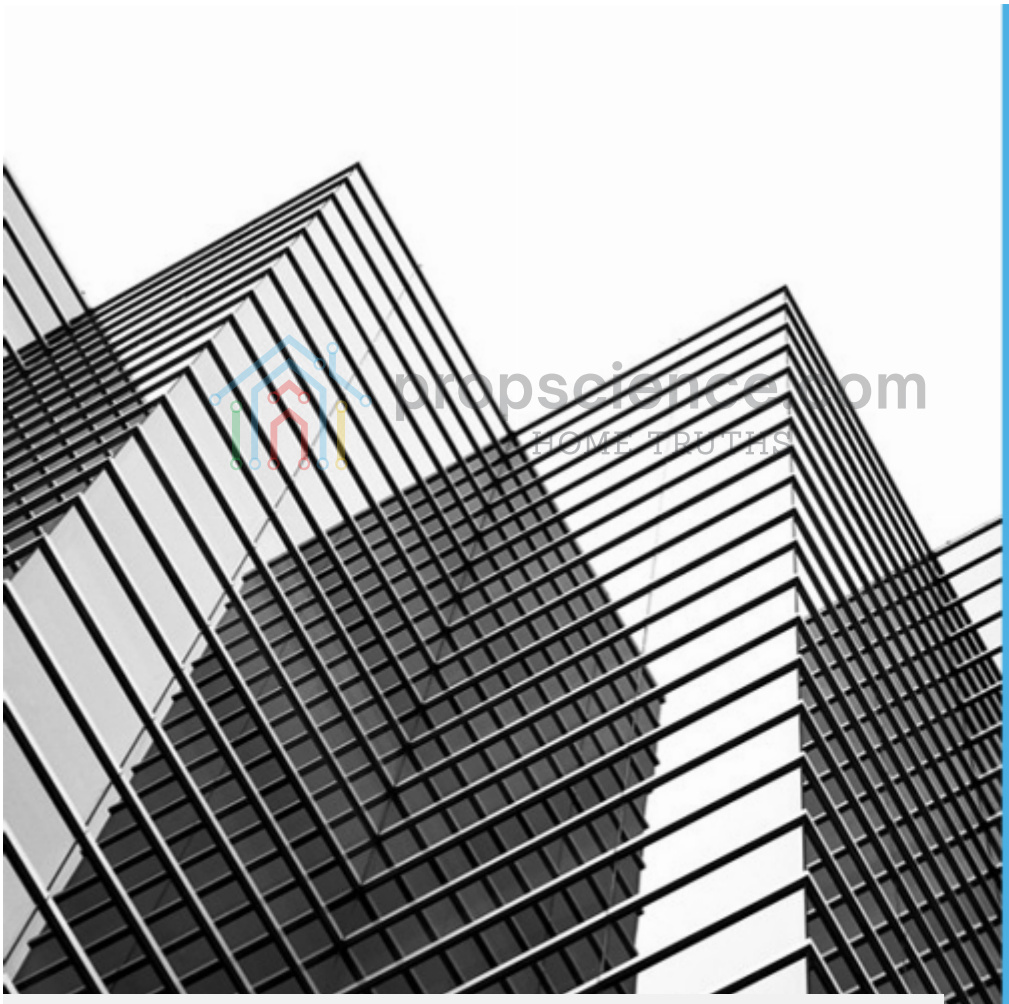
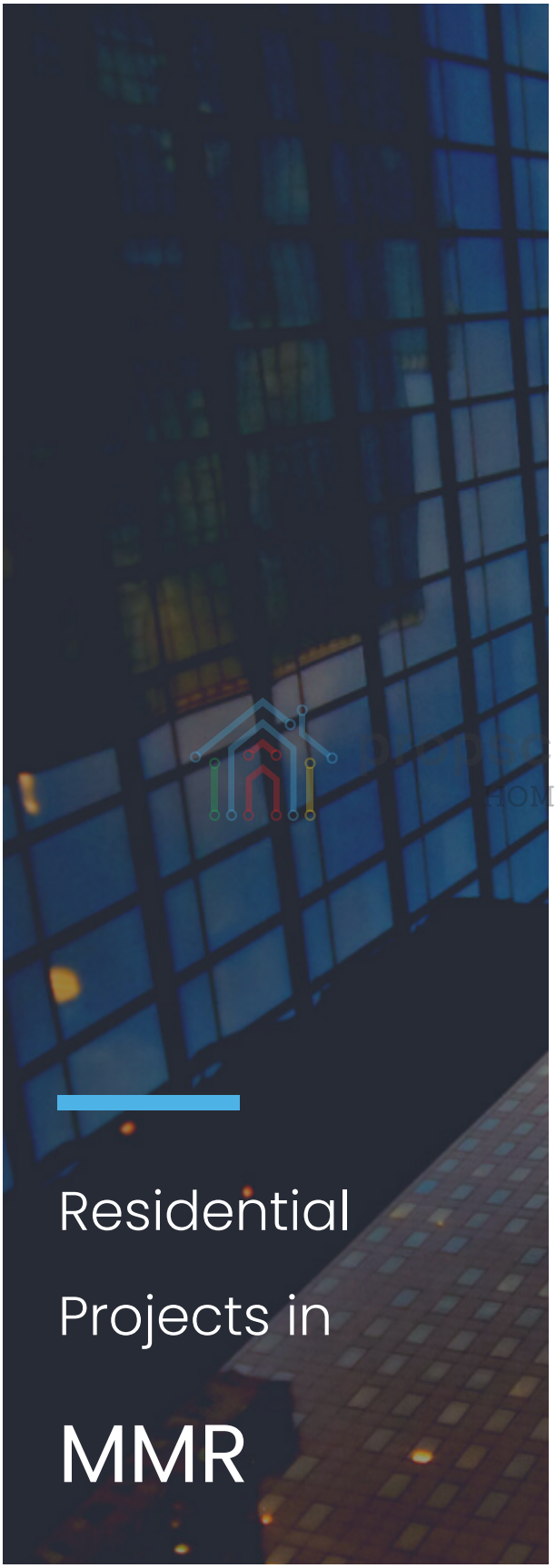
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PROP REPORT



Raheja Ascencio

MahaRERA Number : P51800028506



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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km.It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West.There is film studio , one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

Post Office	Police Station	Municipal Ward
Sakinaka	Chandivali Police Staion	Ward S

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 42 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **7.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **4.8 Km**
- Chandivali Petrol Pump / Studio, Yadav Nagar, Chandivali, Powai, Mumbai, Maharashtra 400072 **750 Mtrs**
- Sakinaka Metro Station, metro station, near sakinaka, Nair Wadi, Saki Naka, Mumbai, Maharashtra 400072 **3 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **5.9 Km**
- Eastern Express Hwy, Maharashtra **10.1 Km**
- Dr L H Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **3.7 Km**
- Bombay Scottish School, Powai, Raheja Vihar, Chandivali Farm House, Powai, Mumbai, Maharashtra 400072 **900 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **6.0 Km**
- DMart, Plot no, 19, Nahar's Amrit Shakti Rd, Nahar Amrit Shakti, LOK Milan Colony, Chandivali, Andheri (E, Mumbai, Maharashtra 400072 **1.5 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	2	1

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2025	1.76 Acre	2 BHK,3 BHK

Project Amenities

Sports	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Ascencio Wing A	2	17	6	2 BHK	102
Raheja Ascencio Wing B	2	17	4	2 BHK,3 BHK	68

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	789.75 - 812.46 sqft
2 BHK	812.03 - 843.46 sqft
3 BHK	1320 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24817.98	INR 19600000	INR 19600000 to 22500000
3 BHK	INR 25000	INR 33000000	INR 33000000

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

GST	Stamp Duty	Registration

5%	5%	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	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

May 2022	812	NA	INR 21192100	INR 26098.65
April 2022	609	10	INR 14621600	INR 24009.2
April 2022	812	NA	INR 20363100	INR 25077.71
April 2022	812	NA	INR 21167200	INR 26067.98
March 2022	790	NA	INR 21303000	INR 26965.82
March 2022	843	NA	INR 22164990	INR 26292.99
March 2022	812	NA	INR 21689500	INR 26711.21
February 2022	474	12	INR 12420010	INR 26202.55
February 2022	812	9	INR 20460916	INR 25198.17
February 2022	843	14	INR 23075000	INR 27372.48
January 2022	755	1	INR 17737500	INR 23493.38
January 2022	812	14	INR 21192100	INR 26098.65

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December 2021	843	2	INR 21273000	INR 25234.88
December 2021	609	7	INR 13679800	INR 22462.73
December 2021	843	9	INR 22624500	INR 26838.08
November 2021	804	11	INR 18548416	INR 23070.17
October 2021	886	8	INR 19491000	INR 21998.87
October 2021	911	2	INR 18838864	INR 20679.32
September 2021	990	12	INR 23831840	INR 24072.57
September 2021	868	5	INR 19427326	INR 22381.71

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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	64
Local Environment	100
Land & Approvals	50
Project	71
People	56
Amenities	62
Building	63
Layout	65

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Interiors	63
Pricing	40
Total	**63/100**

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