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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.

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 a 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 constituencies in the State of Maharashtra.

| Post Office | Police Station | Municipal Ward |
|-------------|---------------------------|----------------|
| Sakinaka | Chandivali Police Station | Ward S |



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

- TI, 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 |

RAHEJA ASCENCIO

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



| 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 |
| 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 |

Transaction History

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

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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 | 12 | 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 Propcores 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 Propcore is given. The purpose of the Propcore 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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