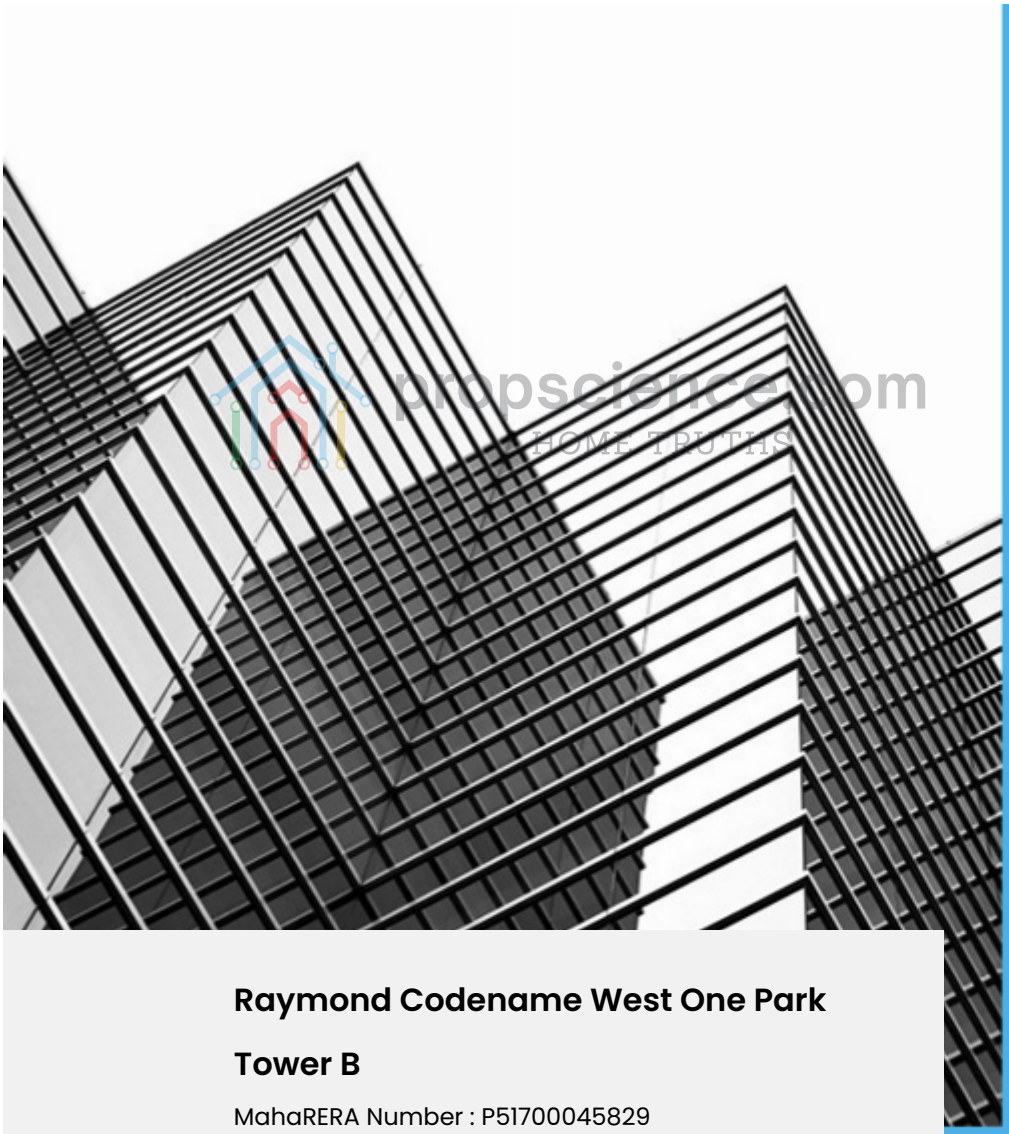
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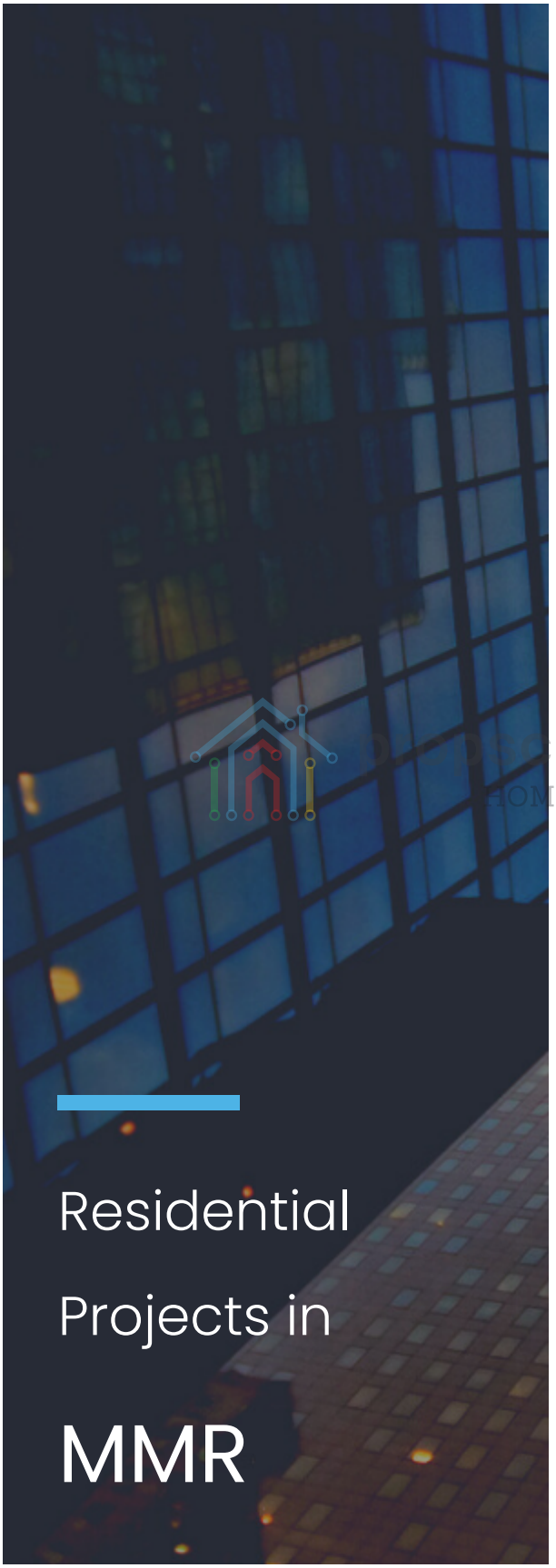
PROP REPORT



Raymond Codename West One Park

Tower B

MahaRERA Number : P51700045829



Residential Projects in MMR

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LOCATION

The project is in Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

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Post Office	Police Station	Municipal Ward
Jekegram	Vartaknagar Police Station	NA

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 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.8 Km**
- J.K. Gram **400 Mtrs**
- Thane Railway Station **3.4 Km**
- Eastern Express Hwy **800 Mtrs**
- Jupiter Hospital **1.4 Km**
- Smt. Sulochanadevi Singhania School **400 Mtrs**
- Viviana Mall **1.2 Km**
- Big Bazaar Viviana Mall **1.2 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	4	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2028	11570.04 Sqmt	3 BHK,4 BHK,5 BHK

Project Amenities

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Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Visitor's Room,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Eco Friendly Paint,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
GS Tower B	3	53	2	3 BHK,4 BHK,5 BHK	106

First Habitable Floor	7th

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1092 sqft
4 BHK	1396 - 1980 sqft
5 BHK	4938 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 16380000
4 BHK	--	--	INR 21000000 to 29700000
5 BHK	--	--	INR 75000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	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,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank

Transaction History

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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.
October 2022	938	NA	INR 19873032	INR 21186.6

October 2022	938	NA	INR 21301744	INR 22709.75
September 2022	1093	NA	INR 22773391	INR 20835.67
September 2022	938	NA	INR 19962132	INR 21281.59
September 2022	938	NA	INR 19168292	INR 20435.28
August 2022	1396	NA	INR 32321962	INR 23153.27
August 2022	938	NA	INR 19158792	INR 20425.15
August 2022	1093	NA	INR 24646795	INR 22549.68
July 2022	1093	NA	INR 21432872	INR 19609.22
July 2022	1396	NA	INR 31875411	INR 22833.39
June 2022	1396	NA	INR 28649048	INR 20522.24
June 2022	1396	NA	INR 28303900	INR 20275
June 2022	1396	NA	INR 29640307	INR 21232.31
May 2022	1396	23	INR 28739048	INR 20586.71

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May 2022	1396	NA	INR 28376900	INR 20327.29
May 2022	938	NA	INR 20232114	INR 21569.42
April 2022	1396	NA	INR 30007167	INR 21495.11
April 2022	1093	NA	INR 22976810	INR 21021.78
April 2022	1396	NA	INR 27568273	INR 19748.05
March 2022	938	NA	INR 18746647	INR 19985.76

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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	73

Connectivity	73
Infrastructure	100
Local Environment	100
Land & Approvals	56
Project	64
People	46
Amenities	84
Building	67
Layout	70
Interiors	63
Pricing	40
Total	**70/100**

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