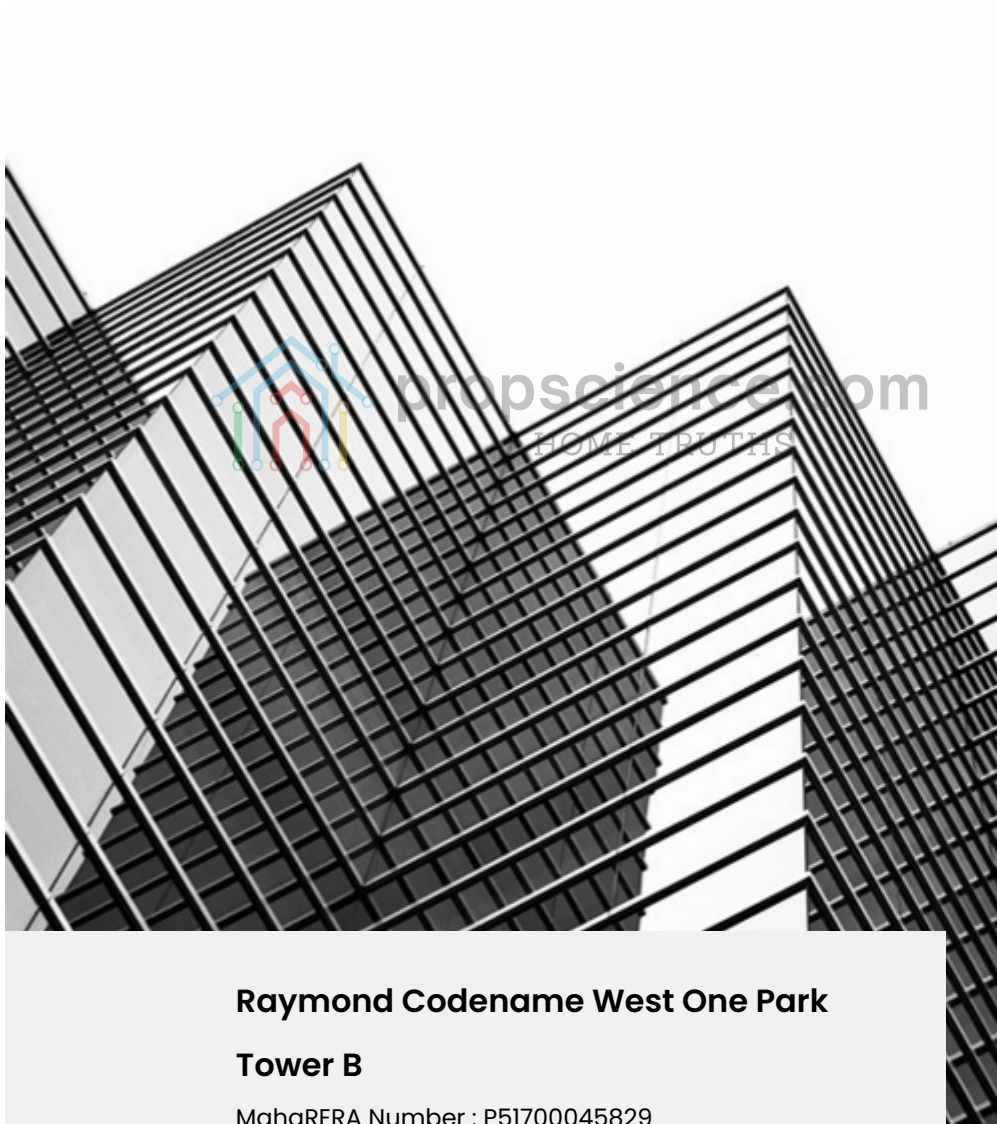


PROP REPORT



Raymond Codename West One Park

Tower B

MahaRERA Number : P51700045829



Residential
Projects in
MMR

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WEST ONE PARK TOWER B

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.



| 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 Singhanian School **400 Mtrs**
- Viviana Mall **1.2 Km**
- Big Bazaar Viviana Mall **1.2 Km**

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LAND & APPROVALS

| 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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WEST ONE PARK TOWER B

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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Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area

Sports

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

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WEST ONE PARK TOWER B

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

Services & Safety



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- **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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WEST ONE PARK TOWER B

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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WEST ONE PARK TOWER B

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  propscience.com
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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

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| Category | Score |
|----------|-------|
| Place | 73 |

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

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WEST ONE PARK TOWER B

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