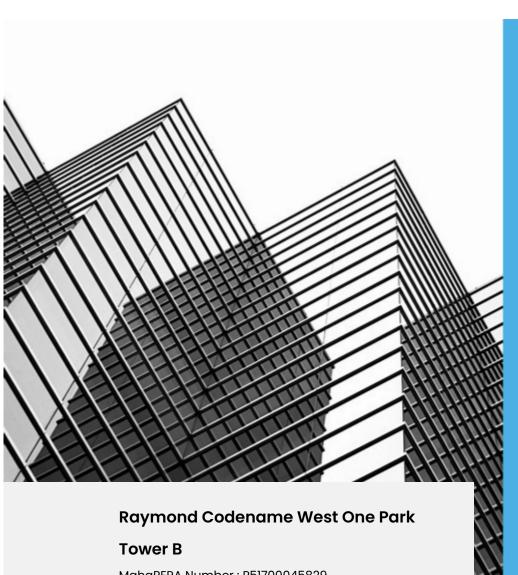
PROP REPORT



MahaRERA Number: P51700045829



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 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 Singhania School 400 Mtrs
- Viviana Mall **1.2 Km**
- Big Bazaar Viviana Mall **1.2 Km**

LAND & APPROVALS

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

RAYMOND CODENAME
WEST ONE PARK TOWER B

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
,		

PROJECT & AMENITIES

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

Project Amenities

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	Configure	ations	Dwell Uni	_
GS Tower B	3	53	2	3 BHK,4 E BHK		106	3
First Habitable Floor				7th			

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

RAYMOND CODENAME
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

COMMERCIALS

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

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

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

RAYMOND CODENAME
WEST ONE PARK TOWER E

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

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

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

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computergenerated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional – client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.