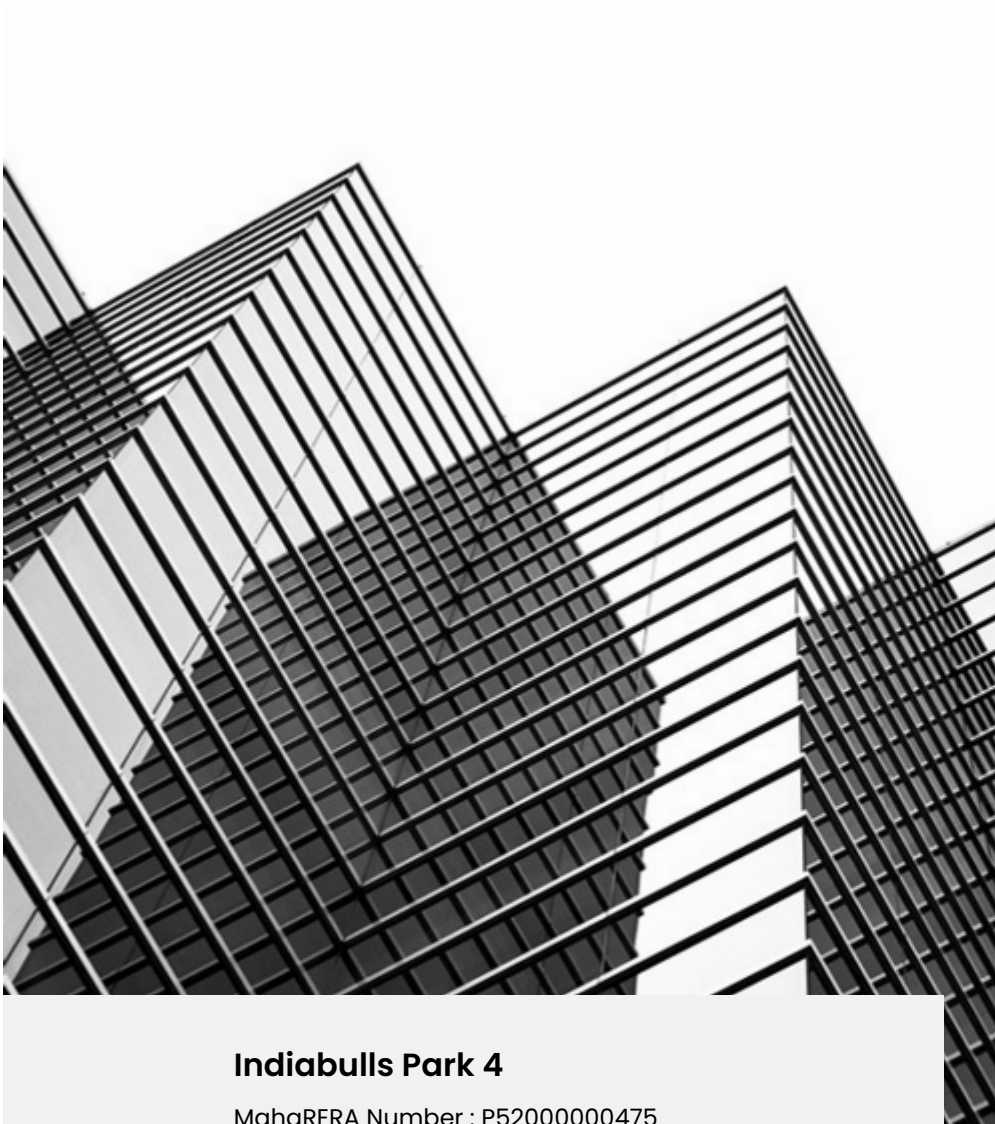


propscience.com

# PROP REPORT



**Indiabulls Park 4**

MahaRERA Number : P52000000475



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

Post Office	Police Station	Municipal Ward
Devichapada B.O	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal I-B **54.7 Km**
- Navi Mumbai International Airport **12.3 Km**
- Kon Goan Bus Stop **1.6 Km**
- Panvel Railway Station **7.9 Km**
- NH 48 **1.5 Km**
- Shifa Hospital **4.5 Km**
- Kendriya Vidyalaya ONGC, Panvel **5.5 Km**
- Orion Mall **7.8 Km**
- D-Mart **3.5 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	9

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## INDIABULLS PARK 4

## BUILDER & CONSULTANTS

Indiabulls Group was incorporated in 2006 under the leadership of Mr Sameer Gehlaut, an engineer from IIT Delhi. The company began with a vision to focus on construction and development of residential, commercial and SEZ projects in major Indian metros. Over the years Indiabulls has delivered world class commercial buildings covering over 3.3 million sqft. Some of their iconic buildings include One Indiabulls Centre and Indiabulls Finance Centre in Mumbai. In the residential sector they have successfully delivered residential complexes and townships in Mumbai, Panvel and Gurugram, Chennai, Madurai and Ahmedabad.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## INDIABULLS PARK 4

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st January, 2025	100 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

INDIABULLS PARK 4

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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3A	5	37	8	2 BHK,3 BHK	296
3B	5	37	8	2 BHK,3 BHK	296
2A	5	37	8	2 BHK,3 BHK	296
2B	5	37	8	2 BHK,3 BHK	296

First Habitable Floor	7th Floor
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## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

INDIABULLS PARK 4

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	851.47 - 887.31 sqft

3 BHK	1249.51 sqft
2 BHK	851.47 - 887.31 sqft
3 BHK	1249.51 sqft
2 BHK	851.47 - 887.31 sqft
3 BHK	1249.51 sqft
2 BHK	851.47 - 887.31 sqft
3 BHK	1249.51 sqft

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

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows

<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

INDIABULLS PARK 4

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 9865.29	INR 8400000	INR 9408000 to 9856000
3 BHK	INR 10003.92	INR 12500000	INR 14000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>



NA	INR 500000	INR 0
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<b>Festive Offers</b>	Pay 10 % Now Pay 30 % On Possession
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,SBI Bank

### Transaction History

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

INDIABULLS PARK 4

## 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

<b>Connectivity</b>	65
<b>Infrastructure</b>	42
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	56
<b>Project</b>	88
<b>People</b>	56
<b>Amenities</b>	70
<b>Building</b>	65
<b>Layout</b>	65
<b>Interiors</b>	73
<b>Pricing</b>	50
<b>Total</b>	<b>65/100</b>

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INDIABULLS PARK 4

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