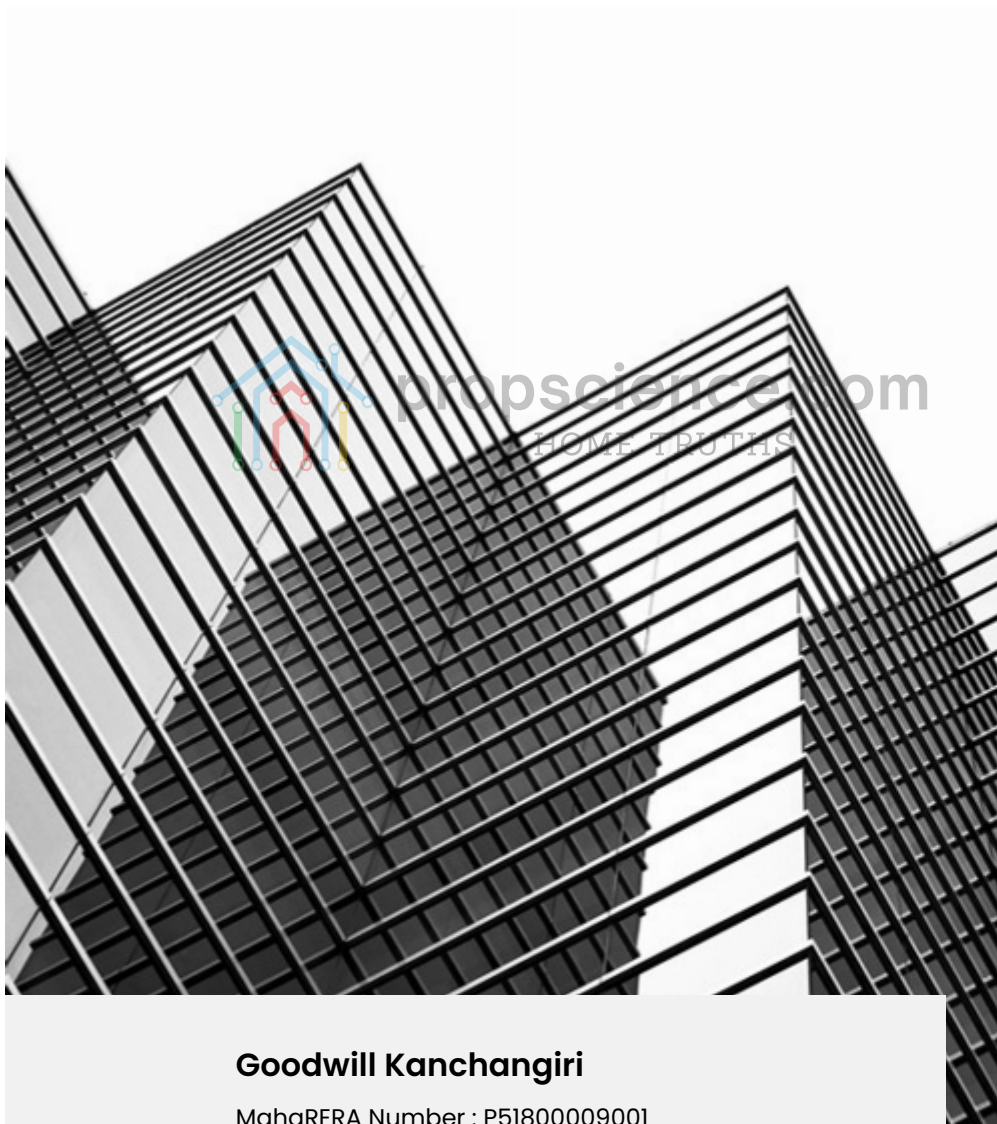


propscience.com

# PROP REPORT



**Goodwill Kanchangiri**

MahaRERA Number : P51800009001



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings



propscience.com

HOME TRUTHS

### Connectivity & Infrastructure

- Kandivali Railway Station **0.8 Km**
- Namaha Hospital **1.7 Km**
- Mangesh Vidya Mandir **1.7 Km**
- Thakur Mall **2 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

NA

1

NA

GOODWILL KANCHANGIRI

## BUILDER & CONSULTANTS

Founded by Hakim Lakdawala in 1997, Goodwill Developers have created spaces that cater to individuals from all walks of life. With twenty two years of delivering hard work, Goodwill Developers have created a niche for themselves in the ever-increasing real estate market. The Goodwill Developers headquarters are located in Navi Mumbai, Maharashtra.

**Project Funded By**

**Architect**

**Civil Contractor**



propscience.com

HOMNATRUTHS

NA

GOODWILL KANCHANGIRI

## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

Completed on 31st December, 2022

0.78 Acre

1 BHK,2 BHK,3 BHK,4 BHK

### Project Amenities

<b>Sports</b>	Multipurpose Court,Tennis Court,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens

GOODWILL KANCHANGIRI


## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kanchangiri	6	25	5	1 BHK,2 BHK,3 BHK,4 BHK	125
First Habitable Floor					NA

### Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	505 sqft
2 BHK	770 - 784 sqft
3 BHK	1165 - 1188 sqft
4 BHK	1494 sqft
 <b>propscience.com</b> HOME TRUTHS	
<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA

White Goods

NA

GOODWILL KANCHANGIRI

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23960.4	--	INR 12100000
2 BHK	INR 23979.59	--	INR 18500000 to 18800000
3 BHK	INR 23989.9	--	INR 28000000 to 28500000
4 BHK	INR 2409.64	--	INR 3600000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	NA	NA
----	----	----

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

GOODWILL KANCHANGIRI



propscience.com  
HOME TRUTHS

## 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>	48
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	58
<b>People</b>	56
<b>Amenities</b>	36
 <b>Building</b>	53
<b>Layout</b>	51
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

propscience.com  
HOME TRUTHS

GOODWILL KANCHANGIRI

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 computer-generated 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 or data collected by these third parties or for any virus or destructive properties that may be present on 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.

