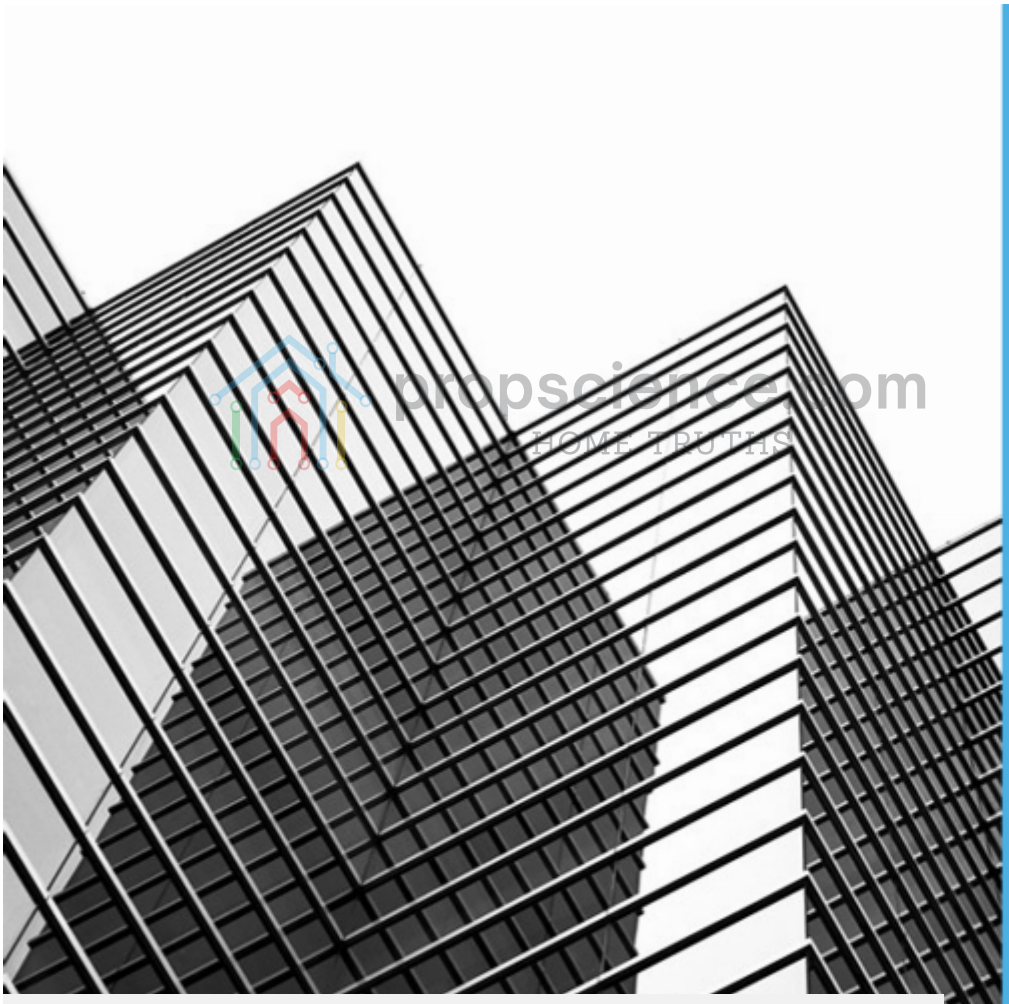
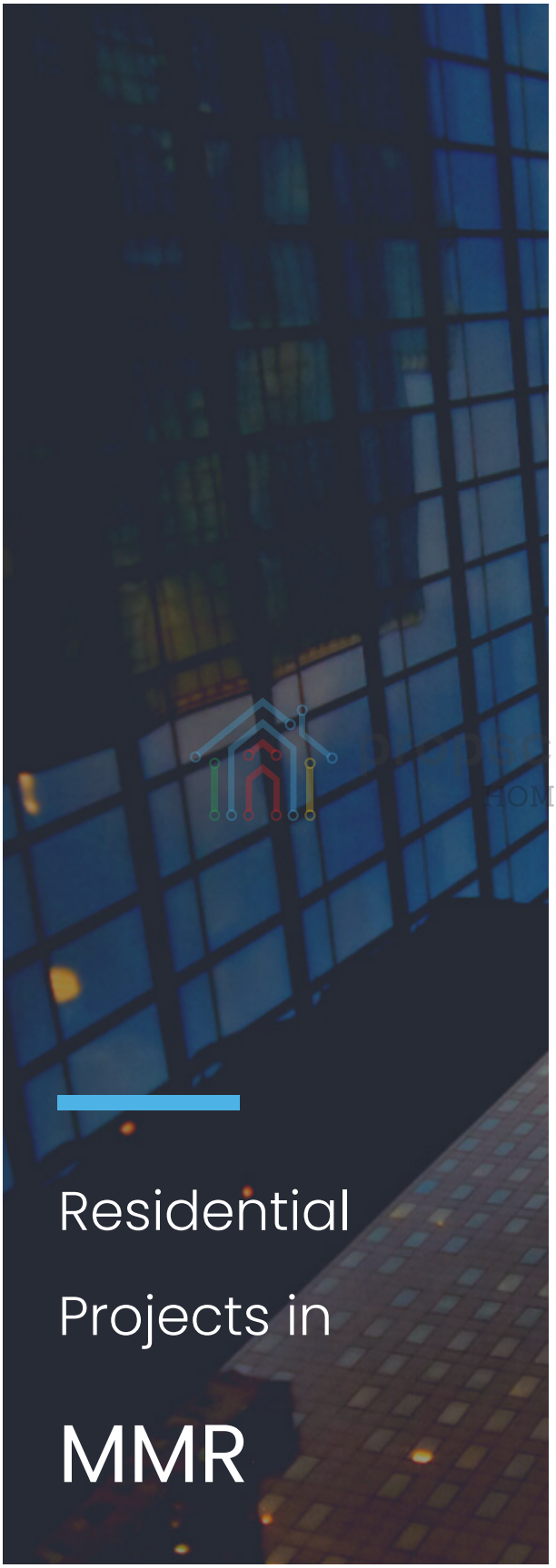
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# PROP REPORT




**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.

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# 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

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### Connectivity & Infrastructure

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

GOODWILL KANCHANGIRI

# 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 |
|---|---|---|
| NA | NA | NA |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2022 | 0.78 Acre | 1 BHK,2 BHK,3 BHK,4 BHK |

### Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Tennis Court,Gymnasium |
| **Leisure** | NA |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | 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 |

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## 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 |

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| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | NA |
| **Finishing** | NA |
| **HVAC Service** | NA |
| **Technology** | 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 |

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**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 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | 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.



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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** | 55 |

| | |
|---|---|
| **Connectivity** | 48 |
| **Infrastructure** | 66 |
| **Local Environment** | 30 |
| **Land & Approvals** | 56 |
| **Project** | 58 |
| **People** | 56 |
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 51 |
| **Interiors** | 30 |
| **Pricing** | 30 |
| **Total** | **47/100** |

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GOODWILL KANCHANGIRI

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