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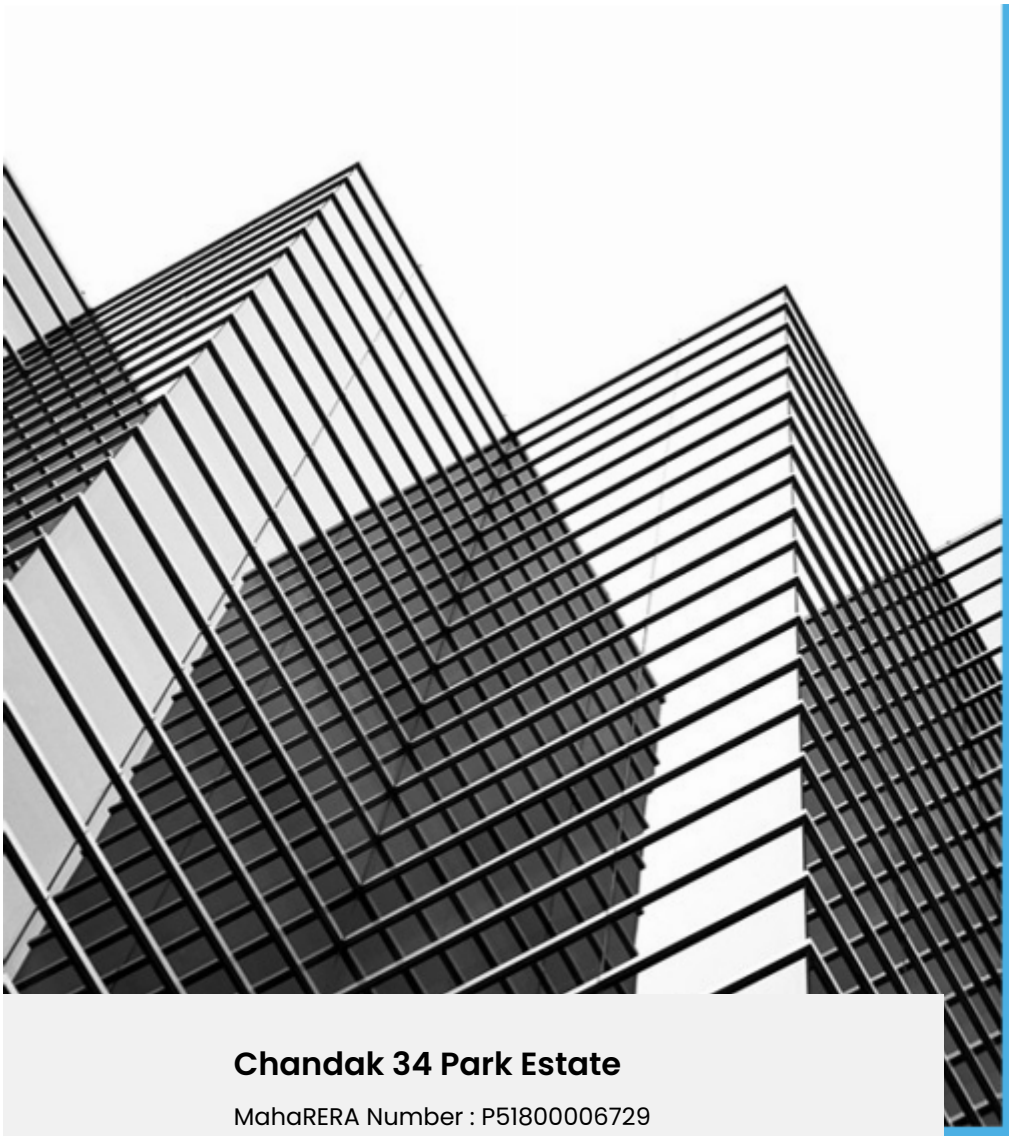
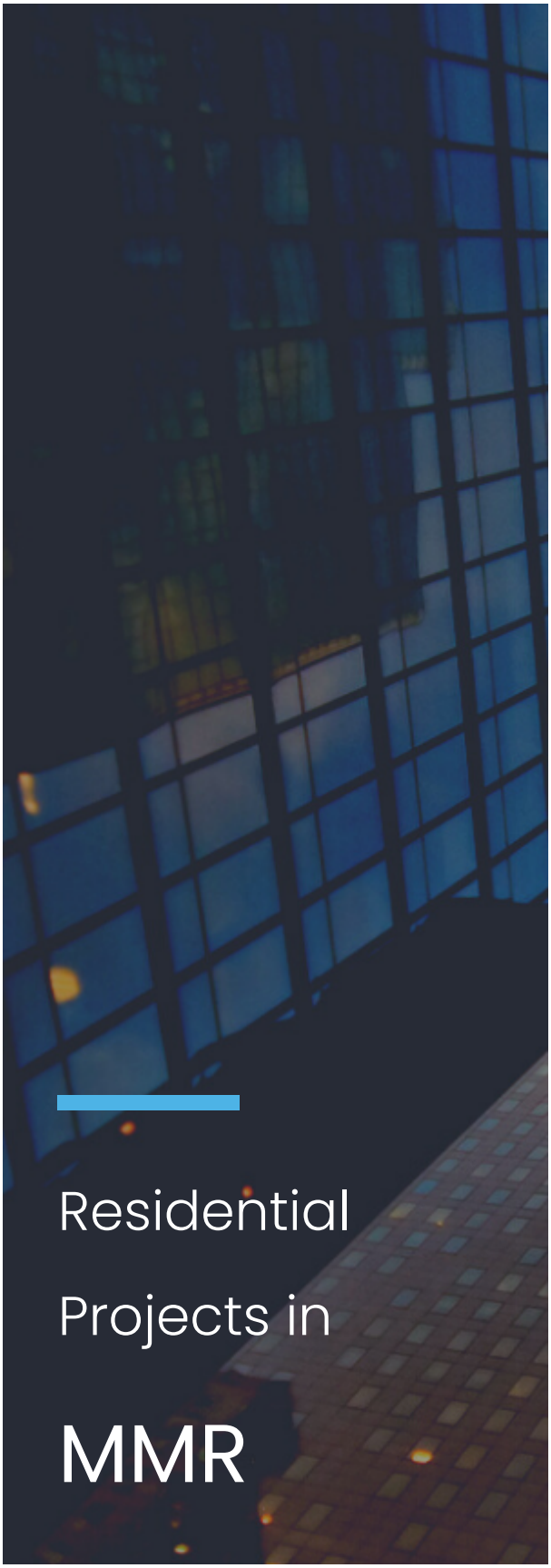
PROP REPORT



Chandak 34 Park Estate

MahaRERA Number : P51800006729



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar Iii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
Goregaon	NA	Ward P South

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 297 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.1 Km**
- Teen Dongari **79 Mtrs**
- Shastri Nagar Metro Station **1.7 Km**
- Goregaon Railway Station **1.3 Km**
- Link Road **3.8 Km**
- Kapadia Multispeciality Hospital **600 Mtrs**
- D. G. Khetan International School **1.1 Km**
- Inorbit Mall **1.6 Km**
- Hyper City **1.6 Km**

CHANDAK 34 PARK ESTATE

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	7

CHANDAK 34 PARK ESTATE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

CHANDAK 34 PARK ESTATE

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st July, 2028	19259.62 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Spa,Library / Reading Room,Pet Friendly
Business & Hospitality	Banquet Hall,Day Care,Restaurant / Cafe
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

CHANDAK 34 PARK ESTATE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	40	4	2 BHK,3 BHK	160
Wing B	2	40	4	1 BHK,2 BHK	160
Wing C	2	40	4	1 BHK,2 BHK	160

Wing D	3	40	8	1 BHK,2 BHK	320
Wing E	4	40	2	2 BHK,3 BHK	80

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

CHANDAK 34 PARK ESTATE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	617 sqft
3 BHK	820 sqft
1 BHK	391 sqft

2 BHK	493 - 600 sqft
1 BHK	391 sqft
2 BHK	600 sqft
1 BHK	391 sqft
2 BHK	493 - 612 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
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9384000
2 BHK	--	--	INR 11832000 to 14808000
3 BHK	--	--	INR 19680000

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	INR 0	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,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

CHANDAK 34 PARK ESTATE

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	845	6	INR 23320000	INR 27597.63
October 2022	603	34	INR 16000000	INR 26534
September 2022	819	25	INR 22980000	INR 28058.61
August 2022	390	34	INR 10675600	INR 27373.33
July 2022	391	21	INR 10130000	INR 25907.93

June 2022	616	3	INR 8650213	INR 14042.55
June 2022	391	7	INR 10532745	INR 26937.97
June 2022	612	1	INR 15790000	INR 25800.65
June 2022	391	25	INR 10580300	INR 27059.59
May 2022	819	22	INR 22075700	INR 26954.46
May 2022	391	22	INR 10086090	INR 25795.63
May 2022	391	33	INR 10700950	INR 27368.16
May 2022	391	20	INR 9728333	INR 24880.65
April 2022	616	12	INR 9098028	INR 14769.53
April 2022	391	27	INR 10027143	INR 25644.87
April 2022	391	22	INR 9280000	INR 23734.02
March 2022	391	29	INR 10090000	INR 25805.63
March 2022	391	1	INR 10090000	INR 25805.63
March 2022	617	2	INR 15265800	INR 24741.98

February 2022	493	6	INR 12740000	INR 25841.78

CHANDAK 34 PARK ESTATE

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	73
Infrastructure	100
Local Environment	63
Land & Approvals	56
Project	75

People	46
Amenities	68
Building	67
Layout	55
Interiors	63
Pricing	40
Total	**63/100**

Disclaimer

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