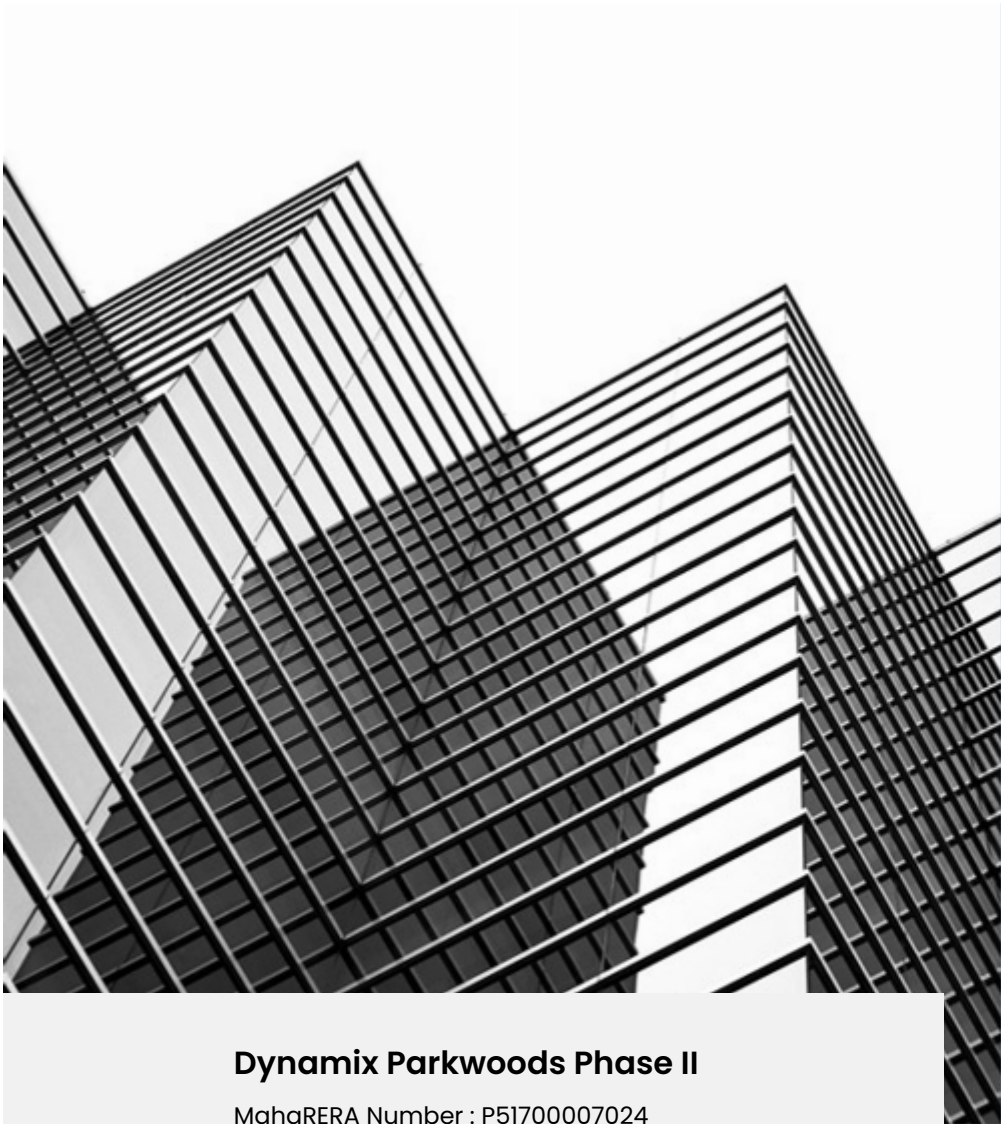


propscience.com

# PROP REPORT



**Dynamix Parkwoods Phase II**

MahaRERA Number : P51700007024



# 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

The project is in Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

| Post Office | Police Station               | Municipal Ward |
|-------------|------------------------------|----------------|
| NA          | Kasarwadawali 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 125 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **28.5 Km**
- Khopat Bus Depot **8.4 Km**
- Brahmand Metro Station **4.0 Km**
- Thane Railway Station **10 Km**
- Eastern Express Highway **8.4 Km**
- Hiranandani Hospital **3.7 Km**
- Poddar International School **3.3 Km**
- Viviana Mall **7.8 Km**
- D-Mart **290 Mtrs**

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DYNAMIX PARKWOODS  
PHASE II

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2022                             | NA                   | 1                          |

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DYNAMIX PARKWOODS  
PHASE II

# BUILDER & CONSULTANTS

The Dynamix Group, one of the foremost conglomerates in India, is renowned for its well-designed residential and commercial properties in Mumbai and Goa. The Group has steadily progressed in the real estate industry with one aim: to build modern properties where families, professionals and businesses can thrive. It was established in the late 1970s under the vision of the founder, Late Mr. K. M. Goenka. His son, Mr. Vinod Kumar Goenka. The company brings over 50 years of real estate and industrial development experience that guides the conglomerate forward. The Dynamix Group has also undertaken the development of prestigious luxury properties that redefine everyday living. These high-profile stand-alone projects include Parkwoods in Thane, Divum in Goregaon Precinct, Avanya in Dahisar, Astrum in Malad. The Dynamix Group, the need to give back to society is deep-rooted, be it in the field of education or healthcare.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| HDFC Bank         | NA        | NA               |

DYNAMIX PARKWOODS  
PHASE II

# PROJECT & AMENITIES

| Time Line                     | Size        | Typography |
|-------------------------------|-------------|------------|
| Completed on 30th March, 2026 | 682.66 Sqmt | 2 BHK      |

Project Amenities

|                        |                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------|
| Sports                 | Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area |
| Leisure                | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area                                |
| Business & Hospitality | Banquet Hall,Clubhouse,Multipurpose Hall                                                      |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint   |

DYNAMIX PARKWOODS  
PHASE II

BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Parkwoods Building D5 | 7               | 47           | 8               | 2 BHK          | 376            |
| First Habitable Floor |                 |              |                 | 2nd            |                |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

|                               |  |
|-------------------------------|--|
| DYNAMIX PARKWOODS<br>PHASE II |  |
|-------------------------------|--|

## FLAT INTERIORS

|                              |                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Configuration                | RERA Carpet Range                                                                                                                               |
| 2 BHK                        | 675 – 693 sqft                                                                                                                                  |
| Floor To Ceiling Height      | Between 9 and 10 feet                                                                                                                           |
| Views Available              | Water Body / City Skyline                                                                                                                       |
| 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 |

|                     |                                                                                 |
|---------------------|---------------------------------------------------------------------------------|
| <b>Finishing</b>    | Luster Finish Paint,Dry Walls,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b> | Split / Box A/C Provision                                                       |
| <b>Technology</b>   | Optic Fiber Cable                                                               |
| <b>White Goods</b>  | Modular Kitchen,Air Conditioners                                                |

DYNAMIX PARKWOODS  
PHASE II

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 13162500 to 13513500 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 1%                | 7%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |

|    |       |       |
|----|-------|-------|
| NA | INR 0 | INR 0 |
|----|-------|-------|

|                            |                                                                                                                                                                     |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                                                                       |
| <b>Payment Plan</b>        | Construction Linked Payment                                                                                                                                         |
| <b>Bank Approved Loans</b> | HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank |

### Transaction History

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

|                               |  |
|-------------------------------|--|
| DYNAMIX PARKWOODS<br>PHASE II |  |
|-------------------------------|--|

## 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      | 38     |
| Infrastructure    | 56     |
| Local Environment | 90     |
| Land & Approvals  | 58     |
| Project           | 71     |
| People            | 65     |
| Amenities         | 68     |
| Building          | 68     |
| Layout            | 70     |
| Interiors         | 80     |
| Pricing           | 40     |
| Total             | 65/100 |

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