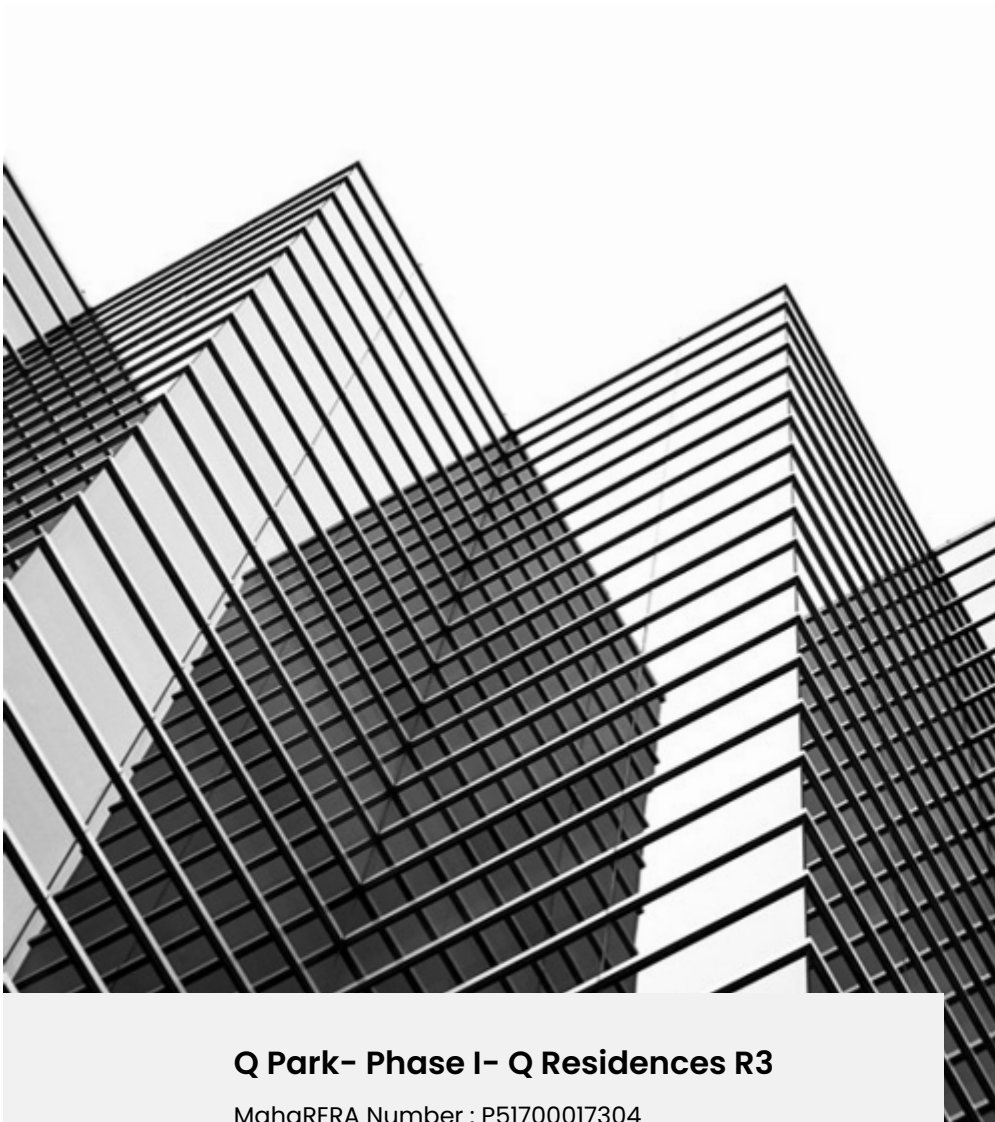


# PROP REPORT



**Q Park- Phase I- Q Residences R3**

MahaRERA Number : P51700017304



## 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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
NA	NA	Ghansoli

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Domestic Airport Terminal I-B **34 Km**
- Navi Mumbai International Airport **19.9 Km**
- Ghansoli Railway Station **3.4 Km**
- Sai Snehdeep Hospital **2.6 Km**
- Terna Orchids The International School **2.6 Km**
- Inorbit Mall **8.7 Km**
- D-Mart **2.8 Km**

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Q PARK- PHASE I- Q  
RESIDENCES R3

## LAND & APPROVALS

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

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Q PARK- PHASE I- Q  
RESIDENCES R3

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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Q PARK- PHASE I- Q

RESIDENCES R3

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st March, 2023	5550.20 Sqmt	2 BHK

### Project Amenities

<b>Sports</b>	Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Library / Reading Room,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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Q PARK- PHASE I- Q

RESIDENCES R3

## BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
R3	5	35	8	2 BHK	280
First Habitable Floor				6th	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

Q PARK- PHASE I- Q RESIDENCES R3
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	638.08 – 645.29 sqft
Floor To Ceiling Height	NA

<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

Q PARK- PHASE I- Q  
RESIDENCES R3

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 22567.7	INR 14400000	INR 16000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

Q PARK- PHASE I- Q  
RESIDENCES R3

## 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	38
Infrastructure	72
Local Environment	30
Land & Approvals	42
Project	68
People	39
Amenities	56
Building	53
Layout	38
Interiors	45
Pricing	30
Total	47/100

### **Disclaimer**

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