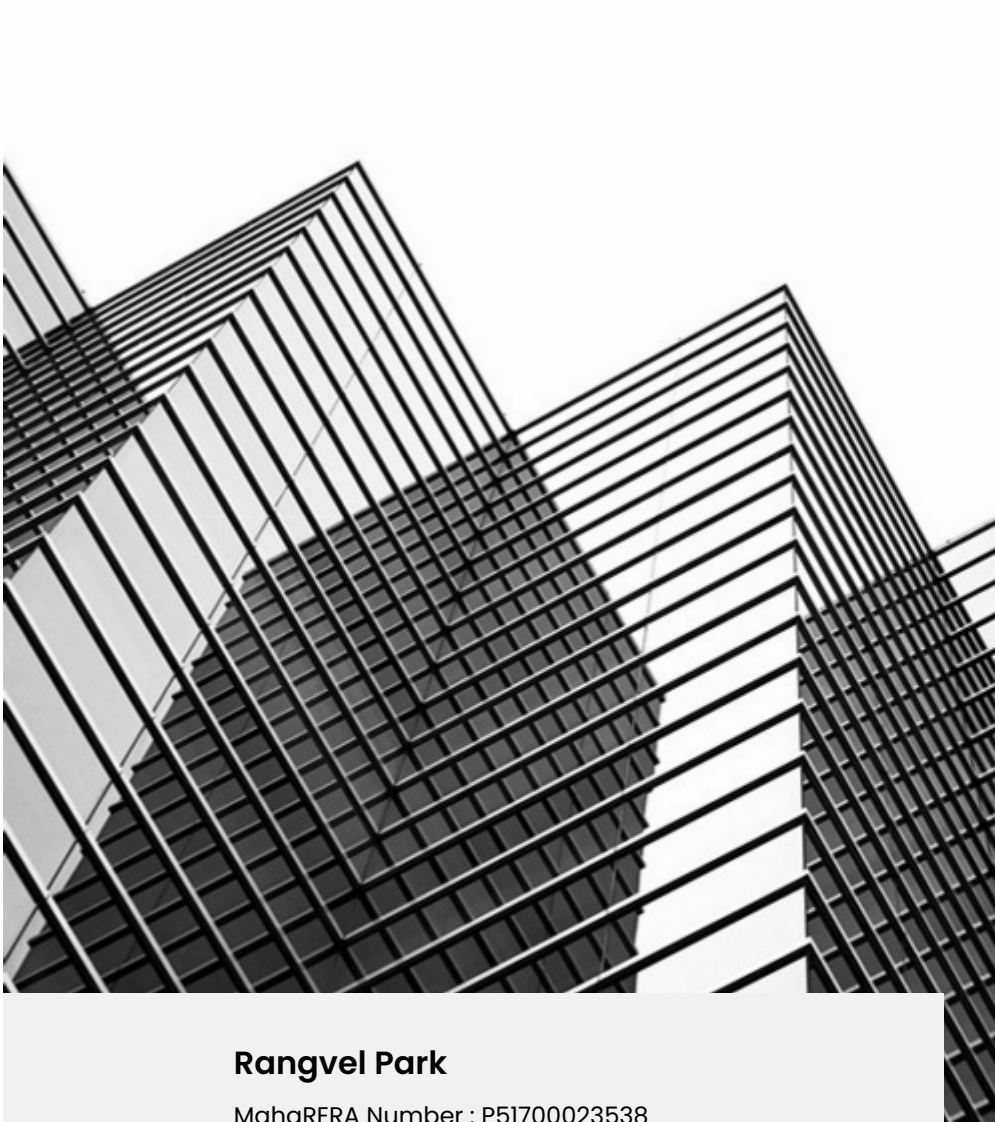


propscience.com

# PROP REPORT



**Rangvel Park**

MahaRERA Number : P51700023538



## 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
Ghansoli	Rabale Police Station	Ghansoli

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **31.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **20.6 Km**
- Ghansoli Railway Station **2.7 Km**
- Sadguru Hospital **200 Mtrs**
- Angels English School **3.2 Km**
- Inorbit Mall **9.9 Km**
- D-Mart **2.2 Km**

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RANGVEL PARK

## 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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RANGVEL PARK

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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RANGVEL PARK

# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2021	450 Sqmt	1 BHK,2 BHK

## Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

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RANGVEL PARK

# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rangvel Park	1	4	6	1 BHK,2 BHK	24

First Habitable Floor	1st
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Services & Safety

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

RANGVEL PARK
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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	271 sqft
2 BHK	352 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

RANGVEL PARK

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24177.12	INR 6552000	INR 7280000
2 BHK	INR 27613.64	INR 9720000	INR 10800000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	INR 300000	INR 0
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<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>	HDFC Bank

### Transaction History

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

RANGVEL PARK
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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73



<b>Connectivity</b>	48
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>46/100</b>

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RANGVEL PARK

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