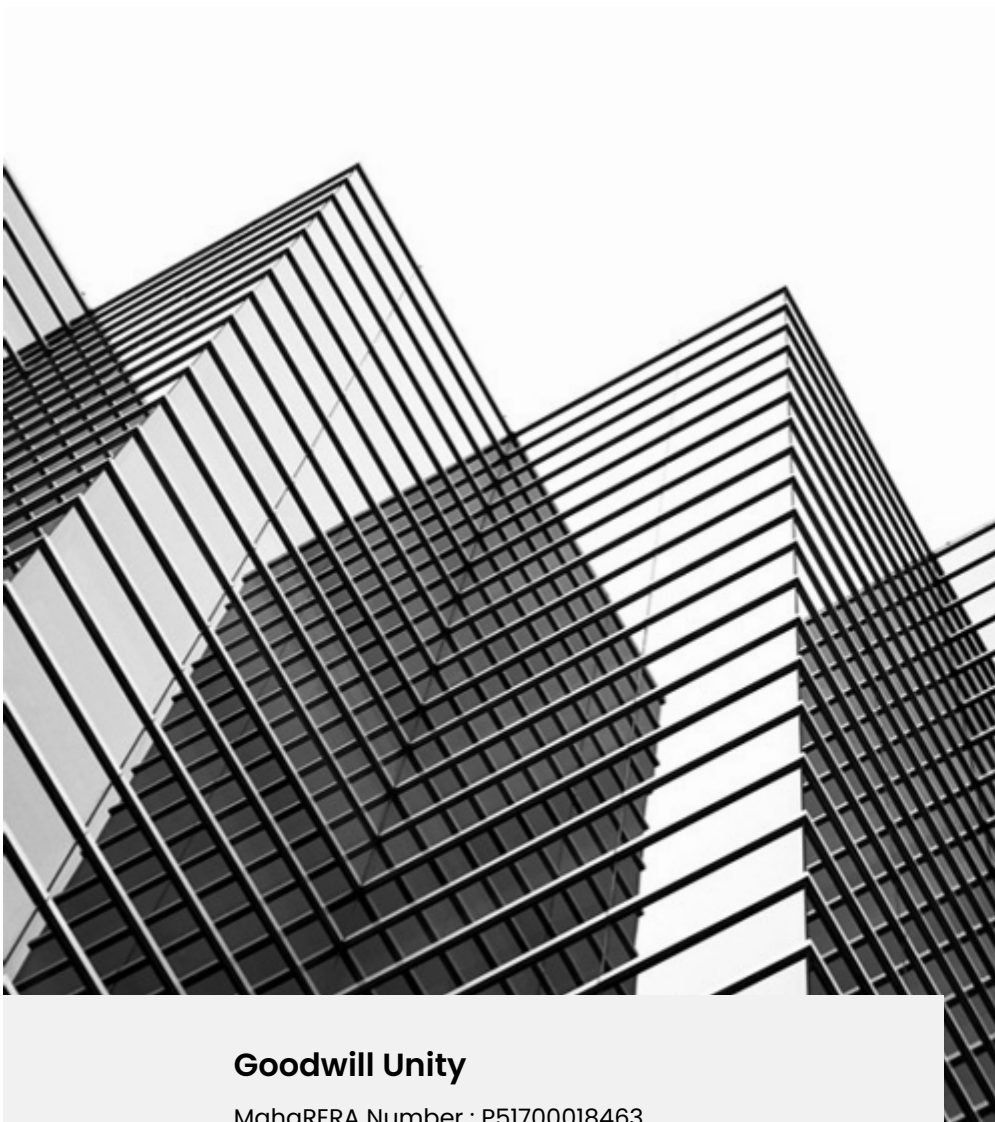


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PROP REPORT



Goodwill Unity

MahaRERA Number : P51700018463



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.

LOCATION

The project is in Sanpada. Sanpada is a residential locality developed by CIDCO. In recent years, the locality has witnessed a healthy growth in development and real estate prices because of its well laid out infrastructure. Sanpada is connected to Mumbai, Thane and Pnavel via the Harbour Line. The Sion-Panvel highway cuts through Sanpada, making the locality further well connected. Sanpada has a very active Senior Citizen Association with more than 400 registered members. Recently, NMMC provided a recreational center for the senior citizens of Sanpada

Post Office	Police Station	Municipal Ward
Sanpada	Sanpada Police Station	Sanpada

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 26 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **27.2 Km**
- Navi Mumbai International Airport **16.3 Km**
- Vashi Bus Station **3.9 Km**
- Sanpada Railway Station **850 Mtrs**
- Palm beach road **2.3 Km**
- New Millenium Hospital **600 Mtrs**
- Ryan International School **700 Mtrs**
- Inorbit Mall **3.0 Km**
- D-Mart Juinagar **1.1 Km**

GOODWILL UNITY

LAND & APPROVALS

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

GOODWILL UNITY

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

GOODWILL UNITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	1.1 Acre	2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Goodwill Unity	4	20	8	2 BHK	160
First Habitable Floor				5th	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

GOODWILL UNITY

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	396 – 472 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

GOODWILL UNITY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	INR 37182.2	INR 14850000	INR 16500000 to 19500000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	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,HDFC Bank,ICICI Bank

Transaction History

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

GOODWILL UNITY

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	73
Infrastructure	92
Local Environment	100
Land & Approvals	58
Project	76
People	56
Amenities	54
Building	67
Layout	55

Interiors	65
Pricing	40
Total	67/100

GOODWILL UNITY

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