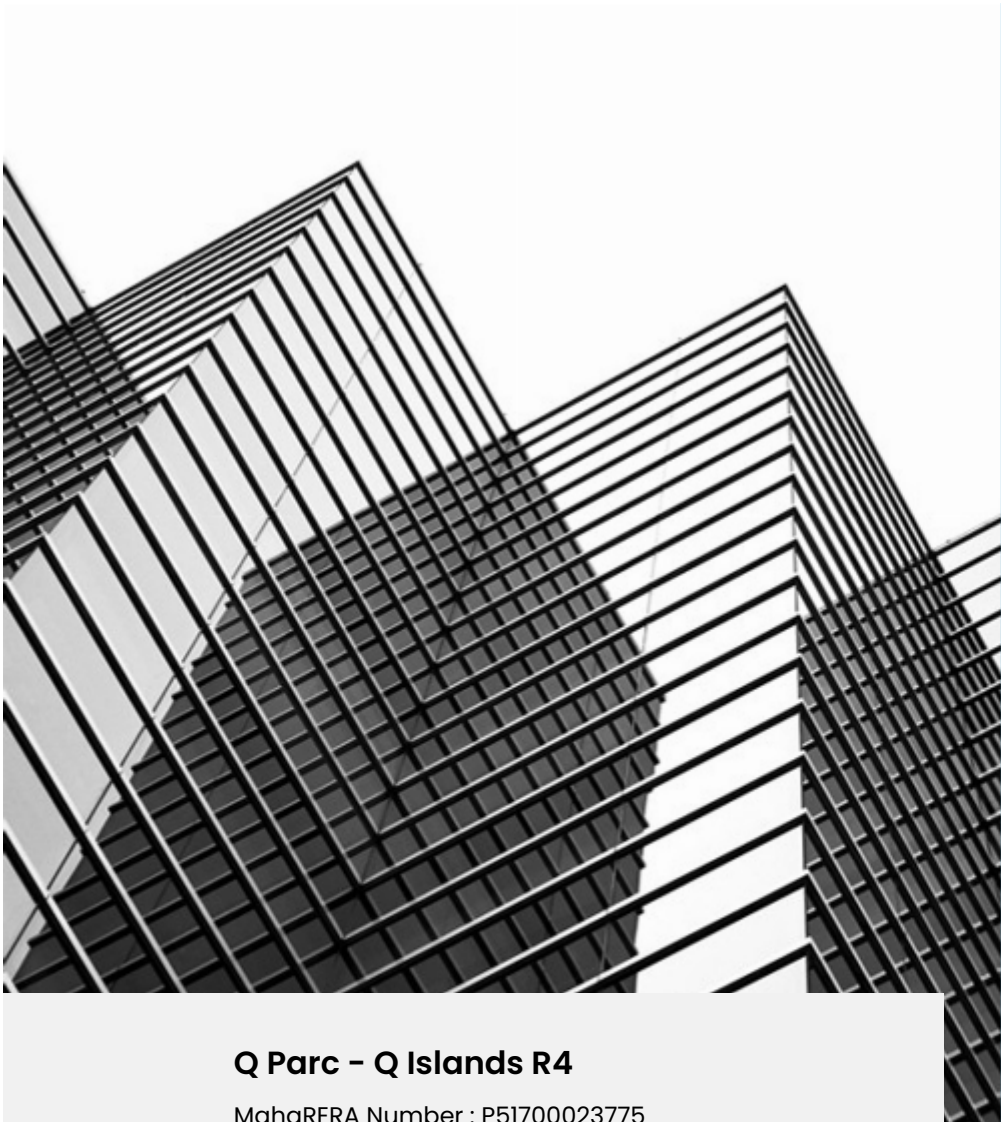


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PROP REPORT



Q Parc – Q Islands R4

MahaRERA Number : P51700023775



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 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. The locality is not prone to traffic jams. The air pollution levels are 135 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **23.2 Km**
- Kopar Khairane Bus Depot **3.0 Km**
- Ghansoli Railway Station East **1.7 Km**
- Thane Belapur Road **300 Mtrs**
- Divine Hospital **2.7 Km**
- Terna Orchids The International School **3.3 Km**
- Inorbit Mall **8.3 Km**
- D-Mart **3.6 Km**

Q PARC – Q ISLANDS R4

LAND & APPROVALS

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

Q PARC – Q ISLANDS R4

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	1541.72 Sqmt	1 BHK,2 BHK,3.5 BHK,4.5 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Spa,Library / Reading Room
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Q Islands R4	5	40	8	1 BHK,2 BHK,3.5 BHK,4.5 BHK	320
First Habitable Floor				6th	

Services & Safety

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

Q PARC – Q ISLANDS R4

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	435 sqft
2 BHK	643 sqft

3.5 BHK	1112 sqft
4.5 BHK	1322 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,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

Q PARC – Q ISLANDS R4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 23500	INR 26132000	INR 27800000
1 BHK	INR 23500	INR 10222500	INR 10875000
2 BHK	INR 23500	INR 15110500	INR 16075000
4.5 BHK	INR 23500	INR 31067000	INR 33050000

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	10% Now 10% Dec 2022 10% April 2023 65% Dec 2023 5% On Possession
Payment Plan	Time Linked Payment
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 PARC – Q ISLANDS R4

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	83
Infrastructure	62
Local Environment	90
Land & Approvals	58
Project	75

People	39
Amenities	64
Building	67
Layout	64
Interiors	73
Pricing	40
Total	64/100

Q PARC – Q ISLANDS R4

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