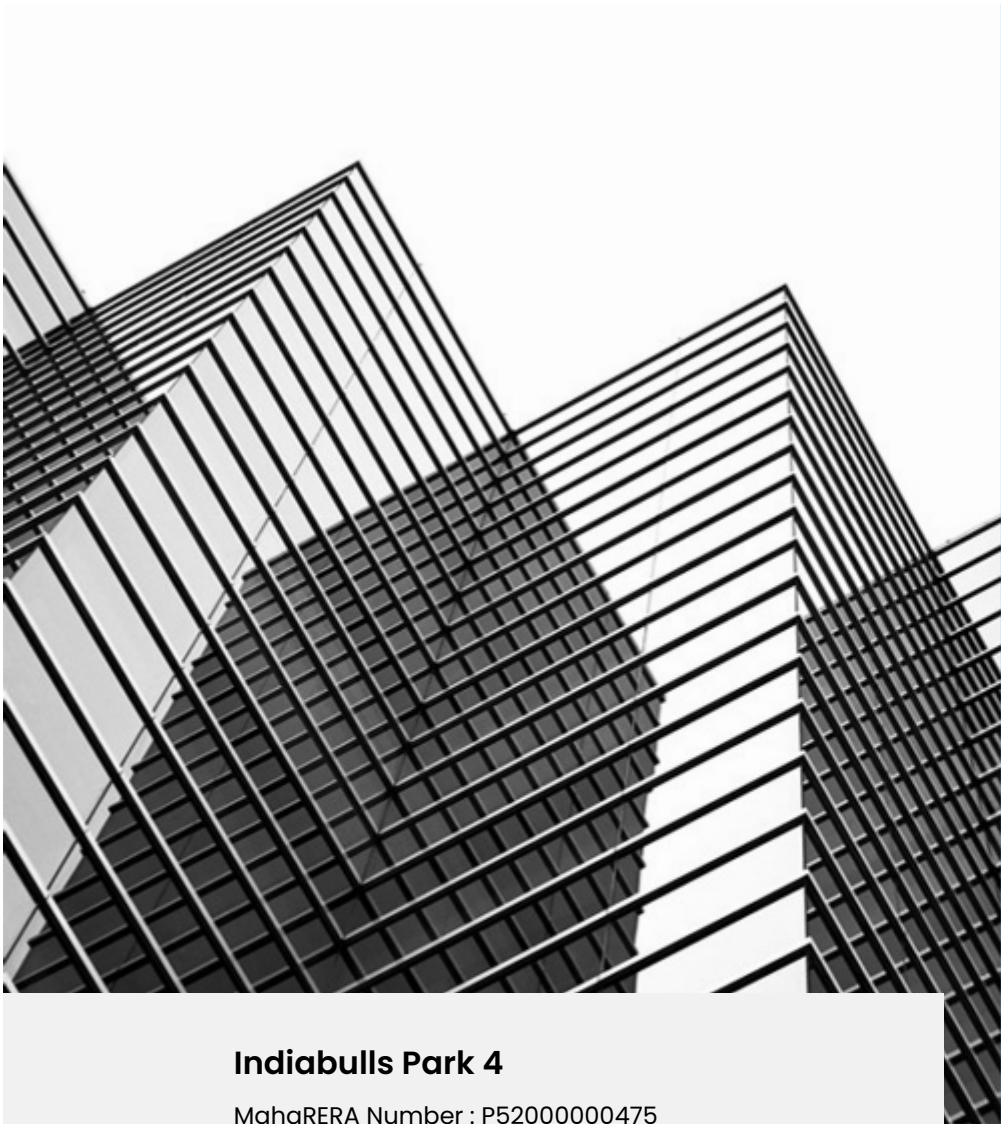


propscience.com

PROP REPORT



Indiabulls Park 4

MahaRERA Number : P52000000475



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

| Post Office | Police Station | Municipal Ward |
|-----------------|----------------|----------------|
| Devichapada B.O | NA | NA |

Neighborhood & Surroundings

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

- Domestic Airport Terminal 1-B **54.7 Km**
- Navi Mumbai International Airport **12.3 Km**
- Kon Goan Bus Stop **1.6 Km**
- Panvel Railway Station **7.9 Km**
- NH 48 **1.5 Km**
- Shifa Hospital **4.5 Km**
- Kendriya Vidyalaya ONGC, Panvel **5.5 Km**
- Orion Mall **7.8 Km**
- D-Mart **3.5 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2023 | NA | 9 |

INDIABULLS PARK 4

BUILDER & CONSULTANTS

Indiabulls Group was incorporated in 2006 under the leadership of Mr Sameer Gehlaut, an engineer from IIT Delhi. The company began with a vision to focus on construction and development of residential, commercial and SEZ projects in major Indian metros. Over the years Indiabulls has delivered world class commercial buildings covering over 3.3 million sqft. Some of their iconic buildings include One Indiabulls Centre and Indiabulls Finance Centre in Mumbai. In the residential sector they have successfully delivered residential complexes and townships in Mumbai, Panvel and Gurugram, Chennai, Madurai and Ahmedabad.

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

INDIABULLS PARK 4

PROJECT & AMENITIES

| Time Line | Size | Typography |
|---------------------------------|----------|-------------|
| Completed on 31st January, 2025 | 100 Acre | 2 BHK,3 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Yoga Room / Zone,Sit-out Area |
| Business & Hospitality | Party Lawn,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

INDIABULLS PARK 4

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|-----------------------|---|----|---|-------------|-----|
| 3A | 5 | 37 | 8 | 2 BHK,3 BHK | 296 |
| 3B | 5 | 37 | 8 | 2 BHK,3 BHK | 296 |
| 2A | 5 | 37 | 8 | 2 BHK,3 BHK | 296 |
| 2B | 5 | 37 | 8 | 2 BHK,3 BHK | 296 |
| First Habitable Floor | | | | 7th Floor | |

Services & Safety

- **Security :** Society Office,Maintenance Staff,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

INDIABULLS PARK 4

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| 2 BHK | 851.47 – 887.31 sqft |

| | |
|-------|----------------------|
| 3 BHK | 1249.51 sqft |
| 2 BHK | 851.47 - 887.31 sqft |
| 3 BHK | 1249.51 sqft |
| 2 BHK | 851.47 - 887.31 sqft |
| 3 BHK | 1249.51 sqft |
| 2 BHK | 851.47 - 887.31 sqft |
| 3 BHK | 1249.51 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,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 |

INDIABULLS PARK 4

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|----------------------|----------------------|------------------------|------------------------|
| 2 BHK | INR 9865.29 | INR 8400000 | INR 9408000 to 9856000 |
| 3 BHK | INR 10003.92 | INR 12500000 | INR 14000000 |

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 | Pay 10 % Now Pay 30 % On Possession |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,SBI Bank |

Transaction History

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

| |
|-------------------|
| INDIABULLS PARK 4 |
|-------------------|

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 | 65 |
| Infrastructure | 42 |
| Local Environment | 90 |
| Land & Approvals | 56 |
| Project | 88 |
| People | 56 |
| Amenities | 70 |
| Building | 65 |
| Layout | 65 |
| Interiors | 73 |
| Pricing | 50 |
| Total | 65/100 |

INDIABULLS PARK 4

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