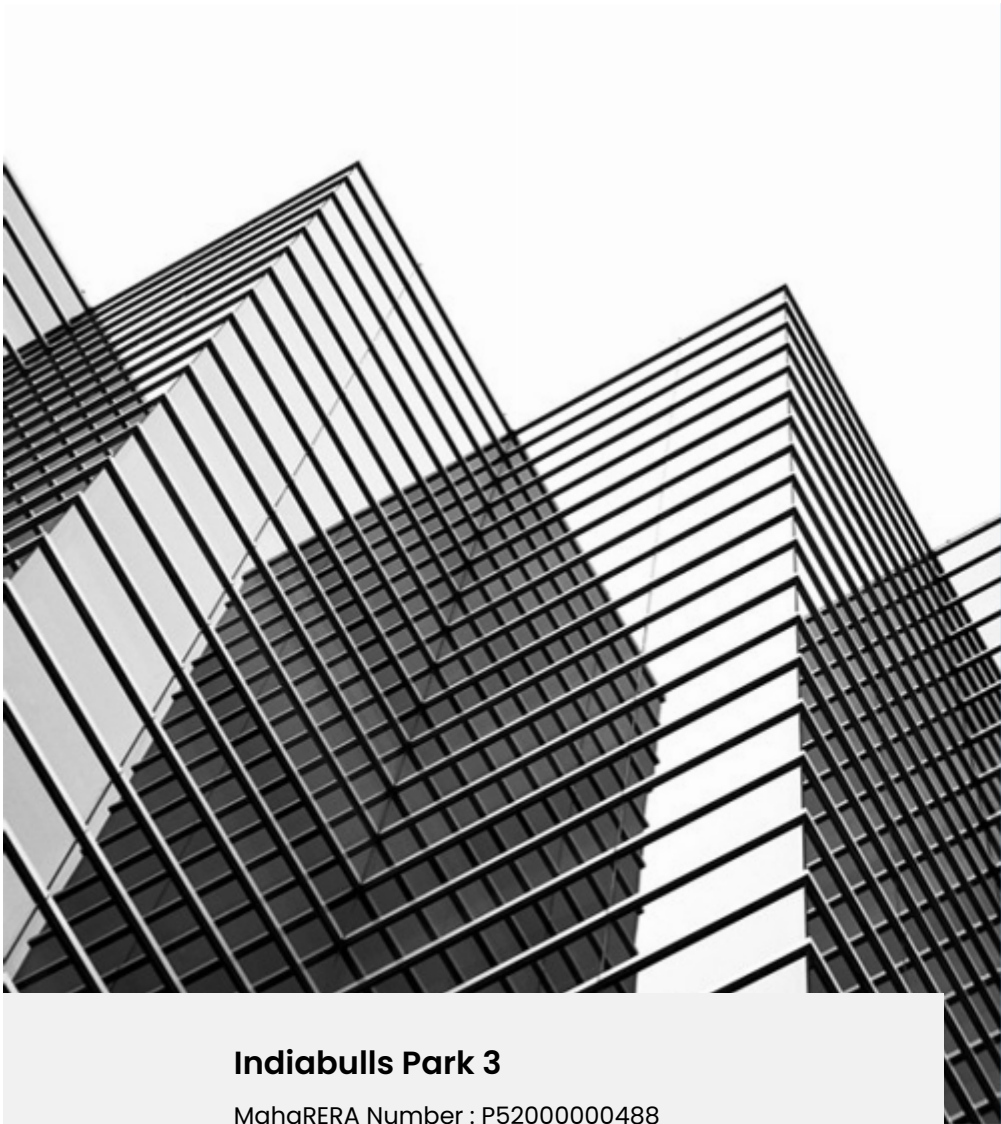


propscience.com

# PROP REPORT



**Indiabulls Park 3**

MahaRERA Number : P52000000488



# 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 **8.1 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	1	4

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## INDIABULLS PARK 3

## BUILDER & CONSULTANTS

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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

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## INDIABULLS PARK 3

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st December, 2024	100 Acre	1 BHK,2 BHK,3 BHK,4 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	Amphitheatre,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 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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4A	5	37	8	1 BHK,2 BHK	296
3C	5	37	8	2 BHK,3 BHK	296
4B	5	37	8	1 BHK,2 BHK	296
1	3	37	4	4 BHK	148
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 :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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INDIABULLS PARK 3

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	557.1 sqft

2 BHK	699.58 – 928.1 sqft
2 BHK	851.47 – 887.31 sqft
3 BHK	1249.51 sqft
1 BHK	557.1 sqft
2 BHK	699.58 – 928.1 sqft
4 BHK	1789.7 – 1857.85 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 3

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9872.55	INR 5500000	INR 5500000 to 5885000
2 BHK	INR 9865.29	INR 7000000	INR 7840000 to 10304000
3 BHK	INR 10003.92	INR 12500000	INR 14000000
4 BHK	INR 9834.05	INR 17600000	INR 19712000 to 20608000

**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 30 % Now Pay 70 % Rest 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 3

## 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
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<b>Place</b>	55
<b>Connectivity</b>	65
<b>Infrastructure</b>	42
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	62
<b>Project</b>	78
<b>People</b>	56
<b>Amenities</b>	76
<b>Building</b>	65
<b>Layout</b>	68
<b>Interiors</b>	73
<b>Pricing</b>	50
<b>Total</b>	<b>64/100</b>

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