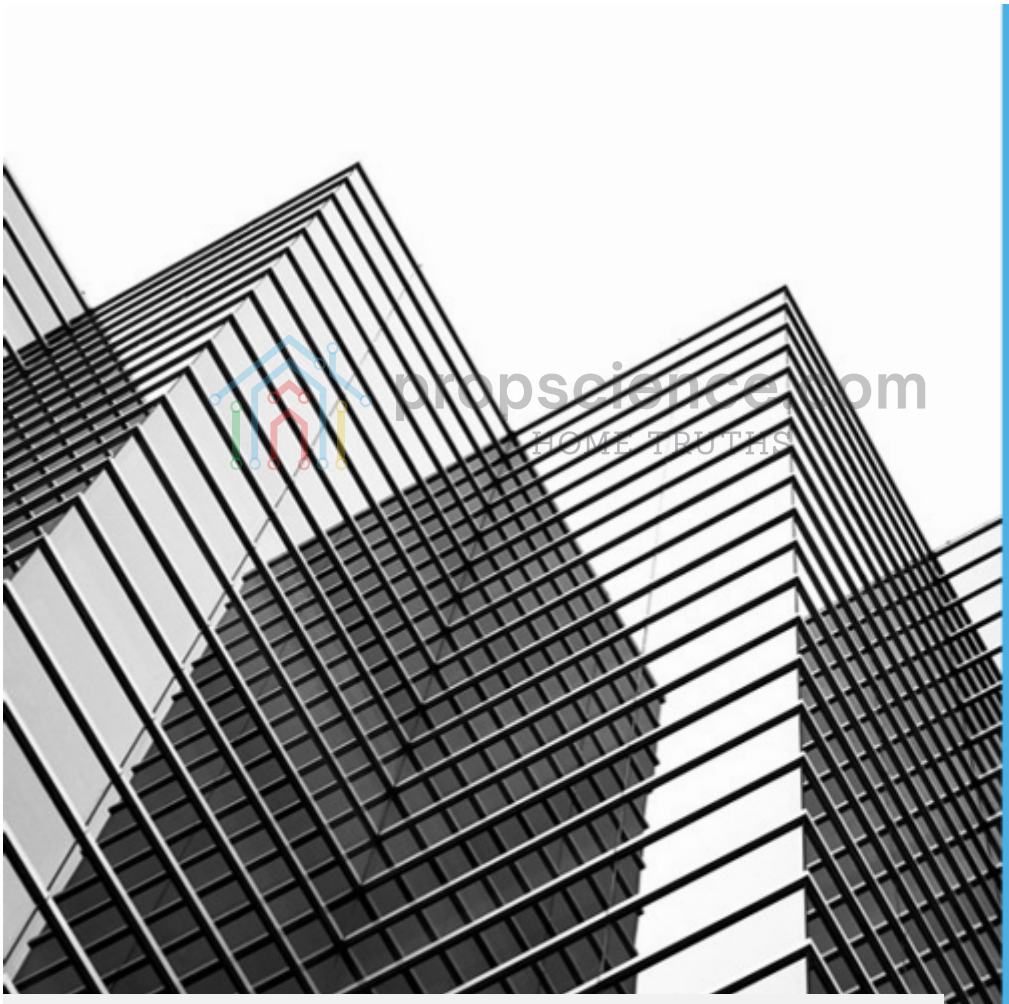
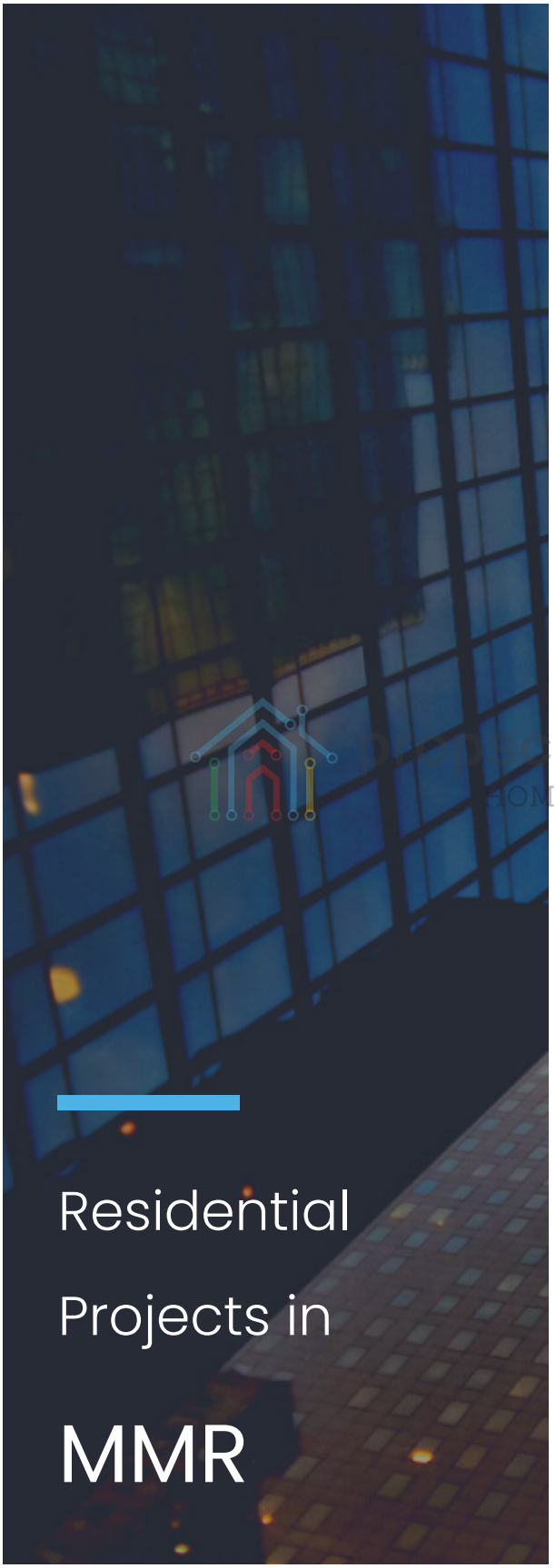
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PROP REPORT



Kakad Paradise Phase 2

MahaRERA Number : P51700006750



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.

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LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	NA	Ward 5

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 96 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.3 Km**
- Mira Gaothan **1.0 Km**
- Mira Road Railway Station **2 Km**
- Western Express Highway **2.0 Km**
- Life Care Hospital **1 Km**
- Don Bosco High School **1 Km**
- Thakur Mall **2.3 Km**
- BB-THAKUR MALL **2.3 Km**

KAKAD PARADISE PHASE 2

LAND & APPROVALS

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

KAKAD PARADISE PHASE 2

BUILDER & CONSULTANTS

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Founded by Anil Kakad, Kakad Group was incorporated in 1982. The company has technically competent professionals with sustainable goals, spearheaded by Malav Kakad and Kunal Kakad. Their diversified interests include real estate, hospitality and technology.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KAKAD PARADISE PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	7907.09 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Pet Friendly,Deck Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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KAKAD PARADISE PHASE 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	23	7	1 BHK,2 BHK	161
Wing D	2	23	4	1 BHK,2 BHK	92

First Habitable Floor	1st

Services & Safety

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

KAKAD PARADISE PHASE 2

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	393 sqft
2 BHK	539 sqft
1 BHK	393 sqft
2 BHK	539 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Water Body / City Skyline

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,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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KAKAD PARADISE PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 17239.19	--	INR 6775000
2 BHK	INR 16883.12	--	INR 9100000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

KAKAD PARADISE PHASE 2

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	86
Local Environment	80
Land & Approvals	56
Project	68
People	46
Amenities	54
Building	67
Layout	63
Interiors	73

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Pricing	40
Total	**64/100**

KAKAD PARADISE PHASE 2

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