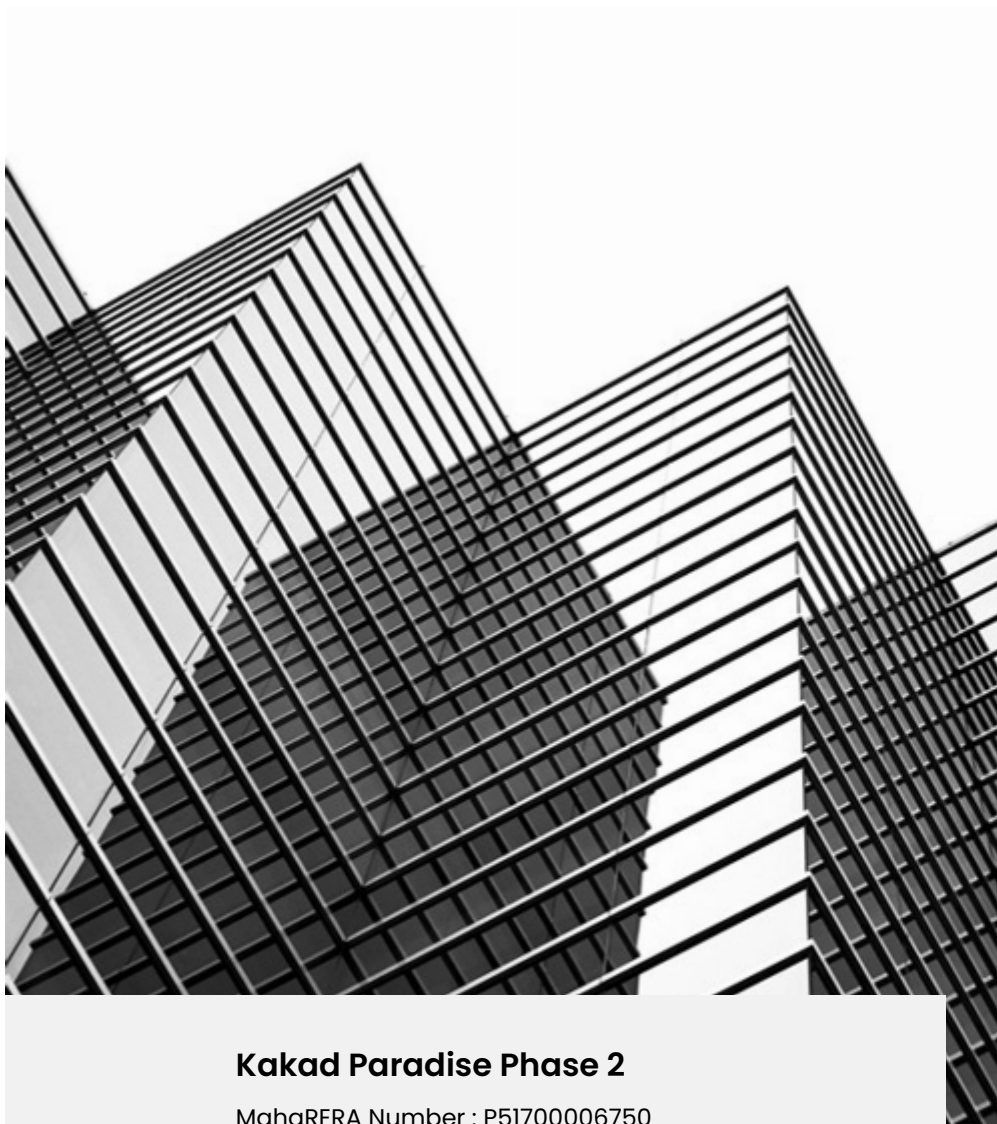


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# PROP REPORT



**Kakad Paradise Phase 2**

MahaRERA Number : P51700006750



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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

### 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 **1Km**
- Don Bosco High School **1 Km**
- Thakur Mall **2.3 Km**
- BB-THAKUR MALL **2.3 Km**

## LAND & APPROVALS

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

## 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

## PROJECT & AMENITIES

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

## Project Amenities

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

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 nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

KAKAD PARADISE PHASE 2

## FLAT INTERIORS

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

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

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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

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

### 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	56
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	54
<b>Building</b>	67
<b>Layout</b>	63
<b>Interiors</b>	73

<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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## KAKAD PARADISE PHASE 2

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