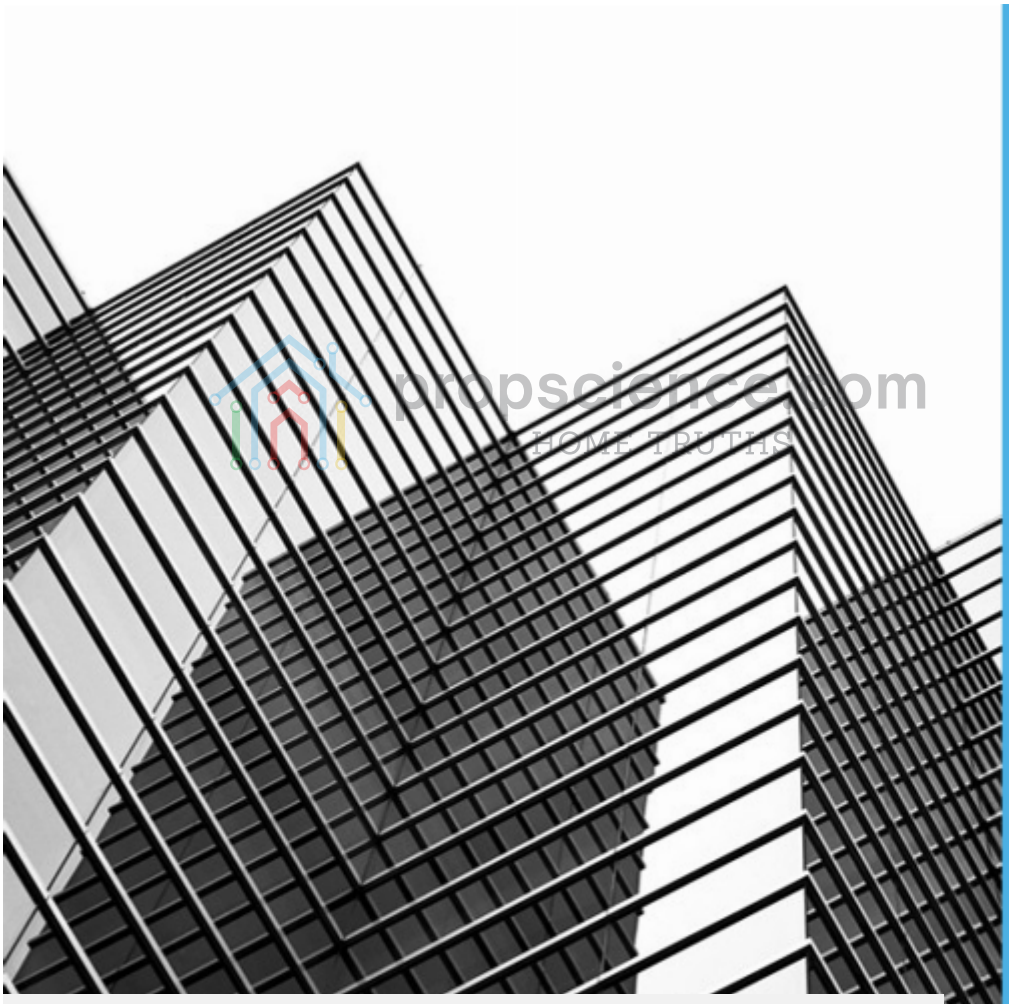
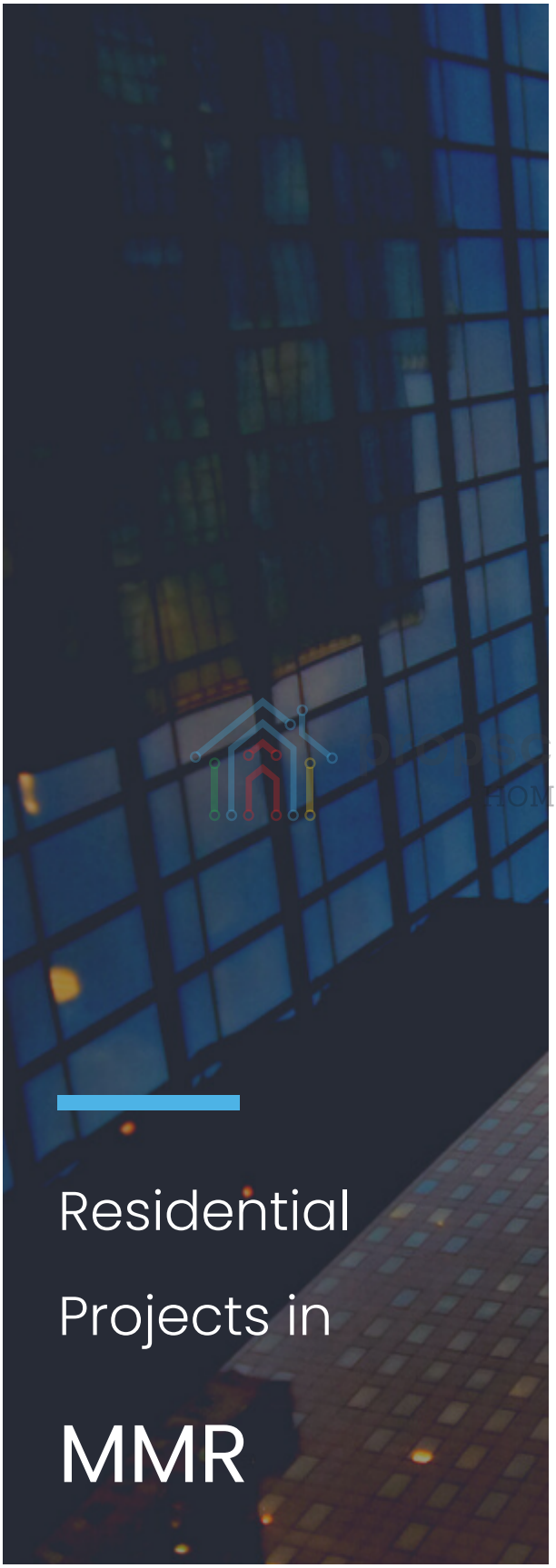
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PROP REPORT



Parinee Essence

MahaRERA Number : P51800001334



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 Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Kandivali Railway Station **2 Km**
- Pulse Hospital **170 Mtrs**
- Soosai English School **290 Mtrs**

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LAND & APPROVALS

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

NA	NA	NA

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BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2020	1.43 Acre	1 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
C Wing	2	22	4	Studio	88
A Wing	2	22	4	1 BHK,2 BHK	88
B Wing	2	22	4	1 BHK,2 BHK	88

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	281 sqft
1 BHK	338 - 444 sqft
2 BHK	557 sqft
1 BHK	338 - 444 sqft
2 BHK	557 sqft

Floor To Ceiling Height	NA

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Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 17081.85	--	INR 4800000
1 BHK	INR 16904.76	--	INR 6500000 to 7700000
2 BHK	INR 17953.32	--	INR 10000000

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

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Transaction History

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

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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	48
Infrastructure	52
Local Environment	30
Land & Approvals	36
Project	58
People	48
Amenities	36
Building	53
Layout	38
Interiors	30

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Pricing	30
Total	**43/100**

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