

propscience.com

# PROP REPORT



**Pareira Paradise**

MahaRERA Number : P99000006451



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
Vasai Road E	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Mumbai International Airport **51 Km**
- Vasai Bus Depot **4.3 Km**
- Vasai Road Railway Station **4.4 Km**
- NH 48 **9.6 Km**
- Cardinal Gracious Memory Hospital **1.2 Km**
- Carmelite Convent English School **2.1 Km**
- Miraj Cinemas **1.2 Km**
- D Mart **500 Mtrs**

## LAND & APPROVALS

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

PAREIRA PARADISE

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

PAREIRA PARADISE

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2017	1229 Sqmt	1 BHK,2 BHK,3 BHK

### Project Amenities

Sports	NA
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<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Water Storage

## PAREIRA PARADISE

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Pareira Paradise	1	8	6	1 BHK,2 BHK,3 BHK	48

<b>First Habitable Floor</b>	1st
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## Services & Safety

- **Security** : Society Office,Security System / CCTV,Power Back-up Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## PAREIRA PARADISE

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	432 sqft
2 BHK	518 sqft
3 BHK	793 sqft

Floor To Ceiling Height	NA
 Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform
Finishing	Laminated flush doors, Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3200000
2 BHK	--	--	INR 4000000
3 BHK	--	--	INR 6000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA

**Bank Approved  
Loans**

Axis Bank,Bajaj Finance Ltd,Indialbulls Home Loans,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.

PAREIRA PARADISE

## 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	63
Connectivity	45
Infrastructure	86
Local Environment	30
Land & Approvals	44

<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	40
<b>Interiors</b>	53
<b>Pricing</b>	30
 <b>Total</b>	<b>48/100</b>

PAREIRA PARADISE

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