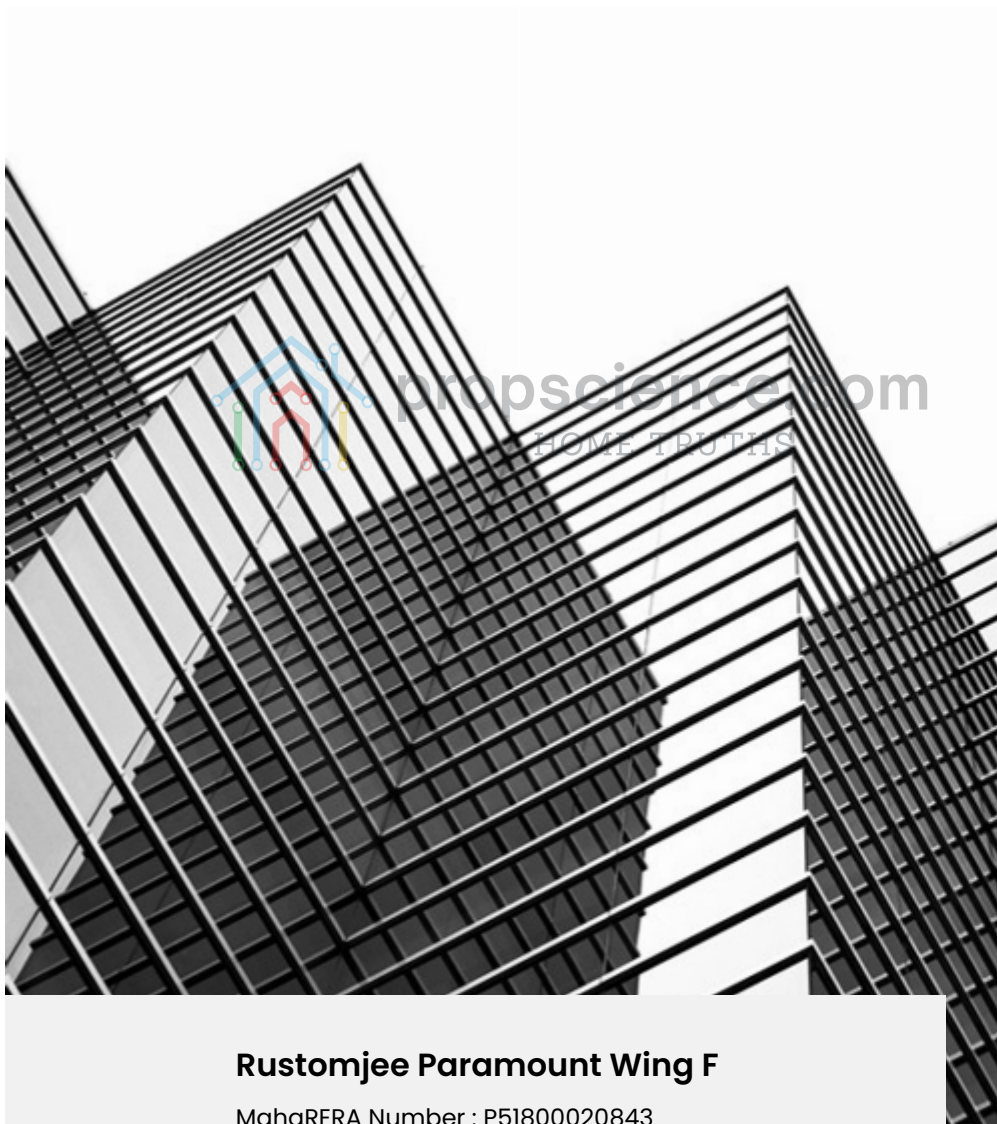


propscience.com

PROP REPORT



Rustomjee Paramount Wing F

MahaRERA Number : P51800020843



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.

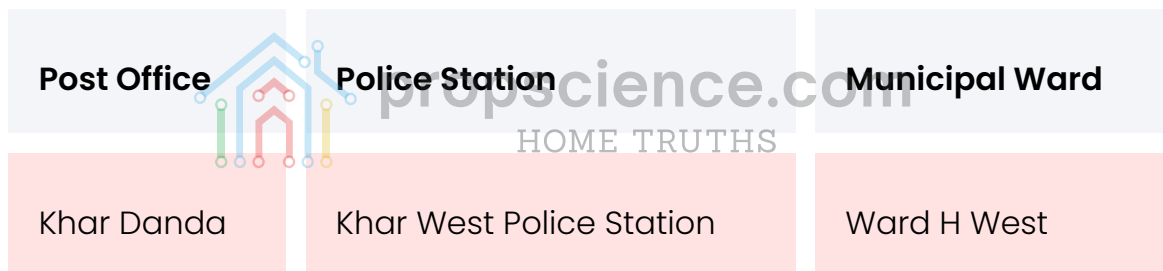
We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

RUSTOMJEE PARAMOUNT

WING F

LOCATION

The project is in Khar (West). Khar is a vibrant and bustling neighbourhood of Mumbai city, situated between the localities of Bandra and Santacruz. Originally a part of the many fishing villages that comprised of Bandra, today Khar is divided into East and West by the Western Railway Line. Khar East has several small scale commercial and industrial setups whereas Khar West is predominantly residential. The locality hosts a number of prominent educational institutes, medical centres, and retail spaces. It is also home to many Bollywood celebrities. Khar Gymkhana and the Wellington Catholic Gymkhana are prominent community centres for locals to enjoy their free time. The local languages spoken here are Hindi, English, Gurjati and Sindhi.



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 76 AQI and the noise pollution is 51 to 85 dB .


Connectivity & Infrastructure

- Domestic Airport **8.60 Km**
- Chhatrapati Shivaji Maharaj International Airport **9.60 Km**
- Dandpada **350 Mtrs**
- Khar Railway Station **1.7 Km**
- Linking Road **800 Mtrs**
- Hinduja Healthcare **1.50 Km**
- Jasudben M L School **160 Mtrs**
- Globus **2.7 Km**
- Foodhall **800 Mtrs**

RUSTOMJEE PARAMOUNT

WING F

LAND & APPROVALS


 Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	7	1

RUSTOMJEE PARAMOUNT

WING F

BUILDER & CONSULTANTS

Founded in the year 1996, Rustomjee is a formidable real estate development company in Mumbai. Headed by Mr. Boman R. Irani, a first-generation developer, the company has excelled in the real estate industry in short period of time. They have successfully delivered 230 buildings, developed 16 million square feet of real estate space and two integrated townships. They have provided home to over 12,300 families. The Rustomjee Group has delivered residential projects for all market segments with budget / affordable options in the outskirts of Mumbai city and luxury residences in the heart of the financial capital. Mr. Irani was named real estate person of the year in 2017 and is currently the National Vice President with the Confederation of Real Estate Developers Association of India (CREDAI) and the Maharashtra Chamber of Housing Industry (MHCI – CREDAI).

Project Funded By	Architect	Civil Contractor
 ICICI Bank	propscience.com HOME TRUTHS NA	NA

RUSTOMJEE PARAMOUNT
WING F

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2023	1.65 Acre	1 BHK,3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Spa,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Sky Lounge / Bar
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,STP Plant

RUSTOMJEE PARAMOUNT

WING F

BUILDING LAYOUT  propscience.com
HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee Paramount Wing F	4	22	3	1 BHK,3 BHK,4 BHK	66

First Habitable Floor

3rd floor

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Sprinkler System,Fire cylinders,Fireman's Lift
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

RUSTOMJEE PARAMOUNT
WING F

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1258 - 1476 sqft
4 BHK	1641 - 1862 sqft
1 BHK	836 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
-----------------	---

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled
White Goods	NA

RUSTOMJEE PARAMOUNT

WING F



propscience.com

HOME TRUTHS


COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 56000	INR 70448000	INR 70448000 to 82656000
4 BHK	INR 56000	INR 91896000	INR 91896000 to 104272000

1 BHK	INR 50956.94	INR 42600000	INR 42600000
-------	-----------------	--------------	--------------

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

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

Festive Offers	 propscience.com 25:25:25:25 scheme HOME TRUTHS
Payment Plan	Construction Linked Payment
Bank Approved Loans	Central Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,Tata Capital

Transaction History

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

RUSTOMJEE PARAMOUNT
WING F

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2022	1279	20	INR 75000000	INR 58639.56
January 2022	1989	NA	INR 77200000	INR 38813.47
November 2021	1063	NA	INR 58499257	INR 55032.23
November 2021	2794	8	INR 127735857	INR 45717.92
September 2021	1511	9	INR 8000000	INR 5294.51
September 2021	1374	NA	INR 73500000	INR 53493.45
September 2021	1989	NA	INR 120500000	INR 60583.21
July 2021	1063	NA	INR 60601627	INR 57010
July 2021	1485	NA	INR 71236370	INR 47970.62
July 2021	1119	1	INR 56472223	INR 50466.69

June 2021	1118	NA	INR 59500000	INR 53220.04
April 2021	1365	NA	INR 61649903	INR 45164.76
April 2021	1501	4	INR 62000000	INR 41305.8
March 2021	1374	3	INR 62461796	INR 45459.82
March 2021	1501	4	INR 62000000	INR 41305.8
March 2021	1989	NA	INR 87000000	INR 43740.57
February 2021	1544	4	INR 66900000	INR 43329.02
February 2021	1535	12	INR 61500000	INR 40065.15
January 2021	1373	NA	INR 65284613	INR 47548.88
January 2021	1544	13	INR 60500000	INR 39183.94

RUSTOMJEE PARAMOUNT

WING F

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	65
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	56
Project	73
People	65
Amenities	60
Building	65
Layout	81



propscience.com
HOME TRUTHS

Interiors	73
Pricing	50
Total	69/100

RUSTOMJEE PARAMOUNT
WING F

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or,

for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.