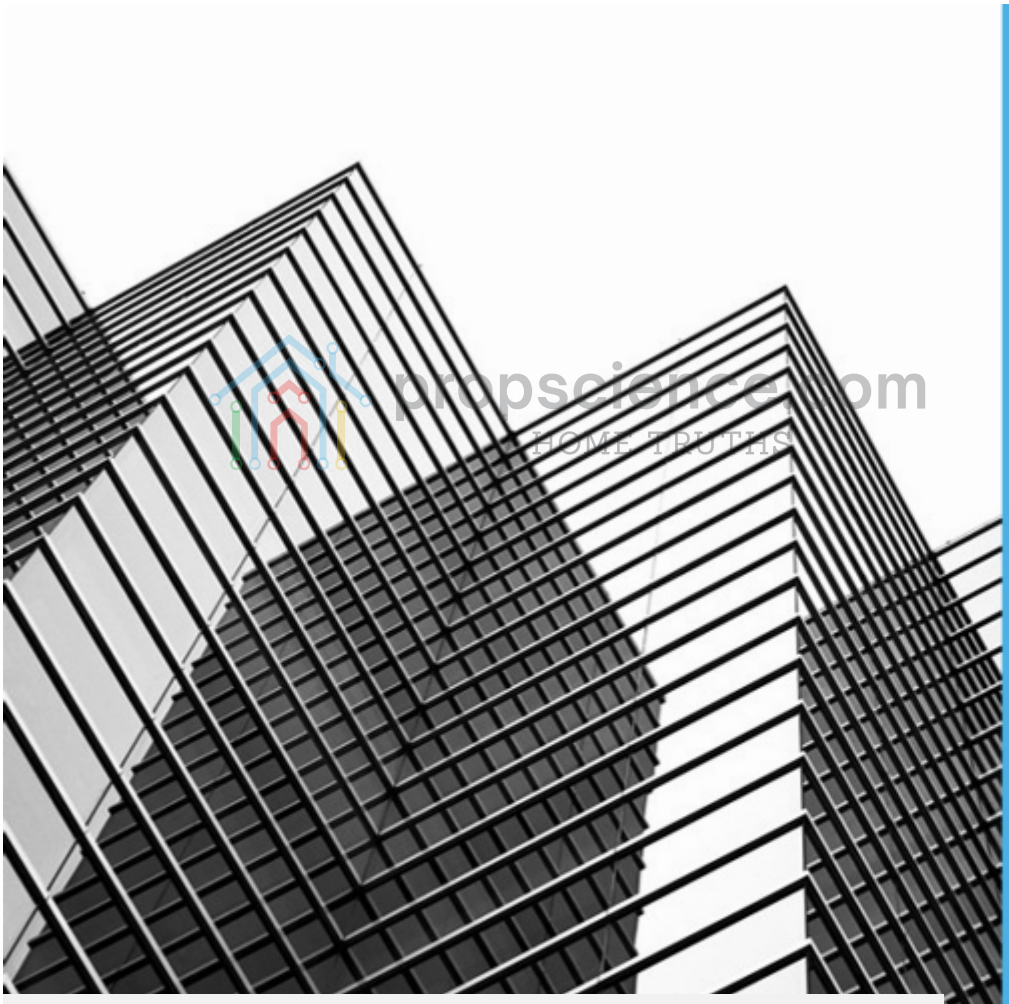
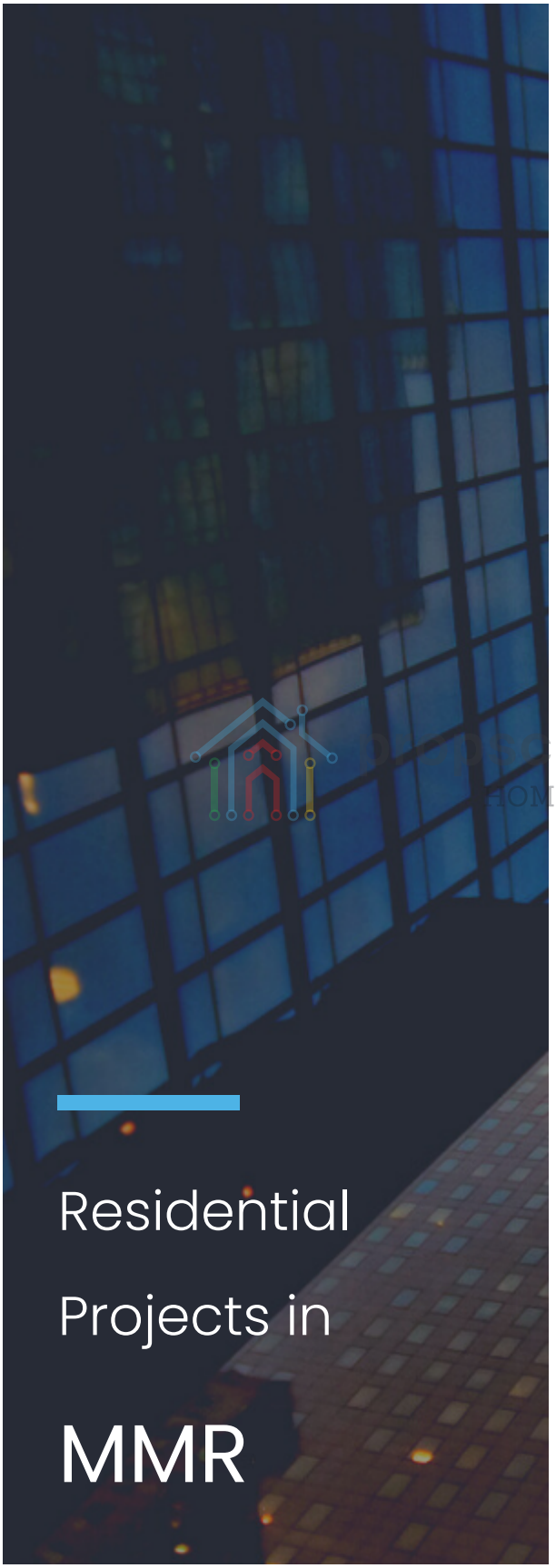
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PROP REPORT



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.

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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.

Post Office	Police Station	Municipal Ward
Khar Danda	Khar West Police Station	Ward H West

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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 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

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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	NA	NA

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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

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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

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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

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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	25:25:25:25 scheme
Payment Plan	Construction Linked Payment
Bank Approved Loans	Central Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,Tata Capital

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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

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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

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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

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Interiors	73
Pricing	50
Total	**69/100**

RUSTOMJEE PARAMOUNT
WING F

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