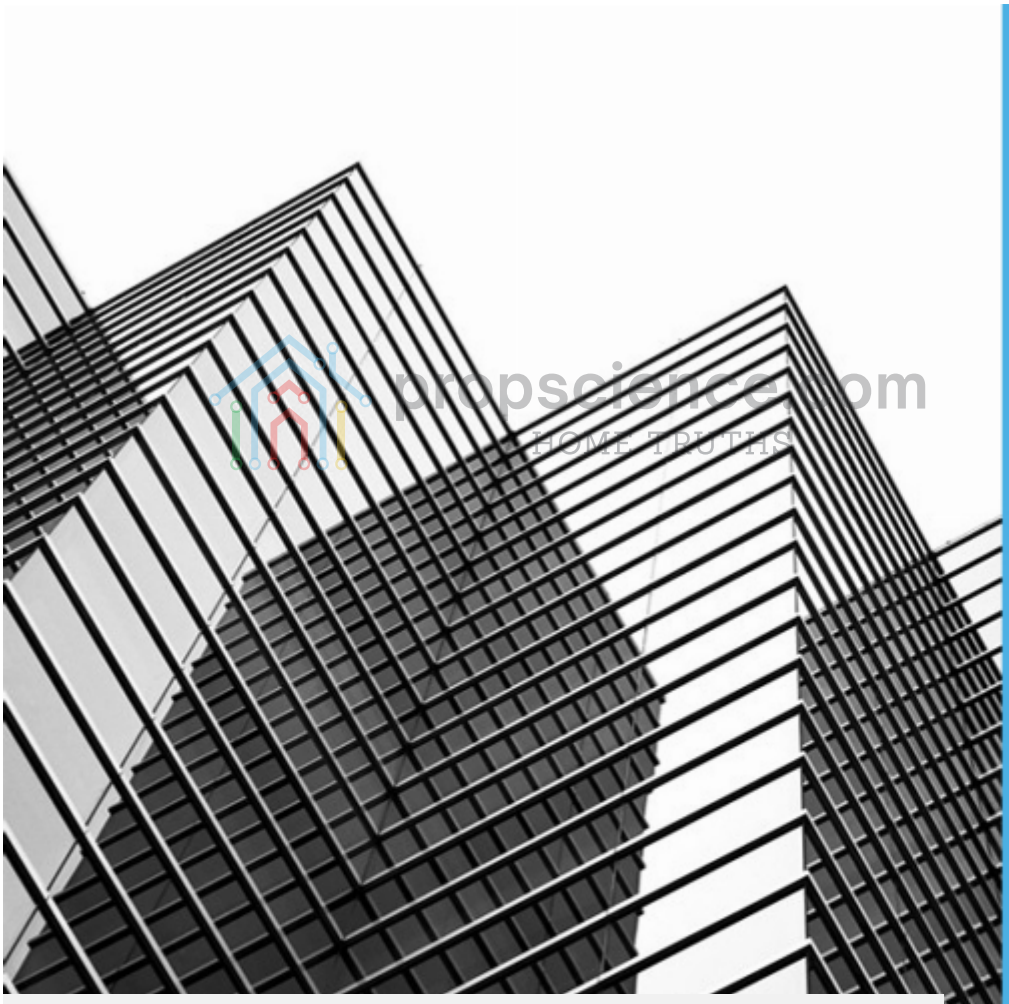
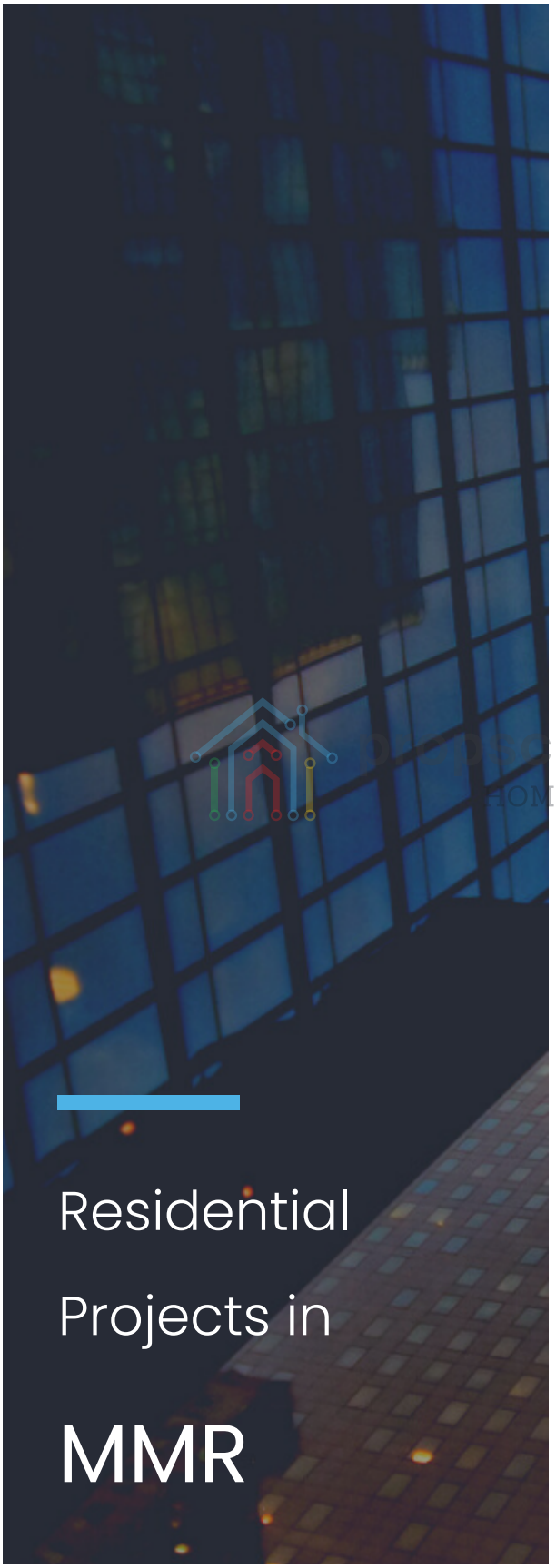
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# PROP REPORT




**Rustomjee Paramount Wing E**

MahaRERA Number : P51800000862



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

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **4.80 Km**
- Chhatrapati Shivaji Maharaj International Airport **3.9 Km**
- Dandpada **350 Mtrs**
- Khar Railway Station **1.7 Km**
- Linking Road **1 Km**
- Hinduja Healthcare **1.50 Km**
- Jasudben M L School **160 Mtrs**
- Globus **2.7 Km**
- Foodhall **800 Mtrs**

RUSTOMJEE PARAMOUNT
WING E

# LAND & APPROVALS

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

RUSTOMJEE PARAMOUNT
WING E

# 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 E

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th November, 2020 | 1.65 Acre | 4 BHK,5 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** | Rain Water Harvesting,Landscaped Gardens,STP Plant |

RUSTOMJEE PARAMOUNT WING E

## BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Rustomjee Paramount Wing E | 4 | 23 | 2 | 4 BHK,5 BHK | 46 |

| | |
|---|---|
| **First Habitable Floor** | 3rd floor |

## Services & Safety

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

RUSTOMJEE PARAMOUNT
WING E

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 4 BHK | 1730 - 1861 sqft |
| 5 BHK | 2594 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 E

## COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 4 BHK | INR 45375.72 | -- | INR 78500000 to 85700000 |
| 5 BHK | INR 65921.36 | -- | INR 171000000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|

| | | |
|---|---|---|
| 0% | 5% | INR 30000 |
| **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** | Central Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,PNB Housing Finance Ltd,Tata Capital |

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**Transaction History**

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

RUSTOMJEE PARAMOUNT WING E

# 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 |

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| | | | | |
|---|---|---|---|---|
| **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 E

# 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 | 90 |
| Infrastructure | 86 |
| Local Environment | 70 |
| Land & Approvals | 56 |
| Project | 83 |
| People | 65 |
| Amenities | 60 |
| Building | 78 |
| Layout | 85 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 70/100 |

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