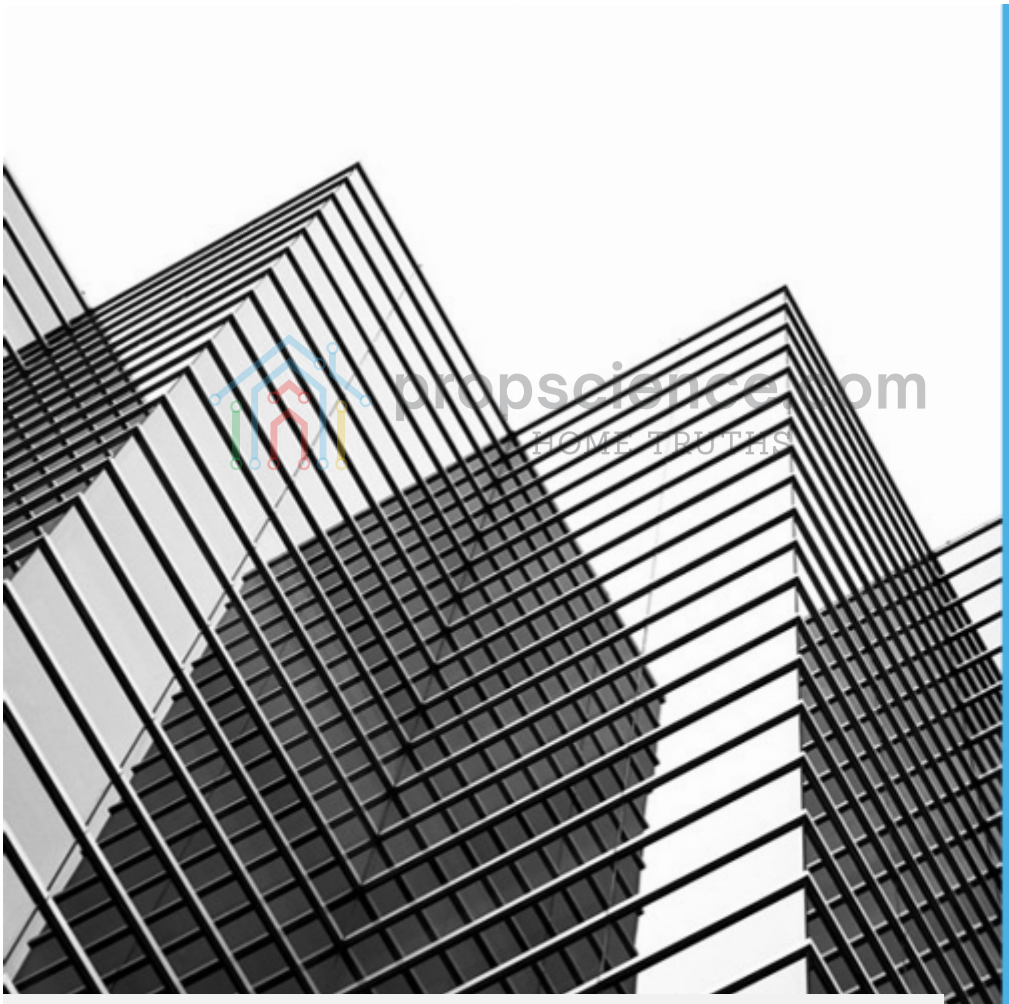
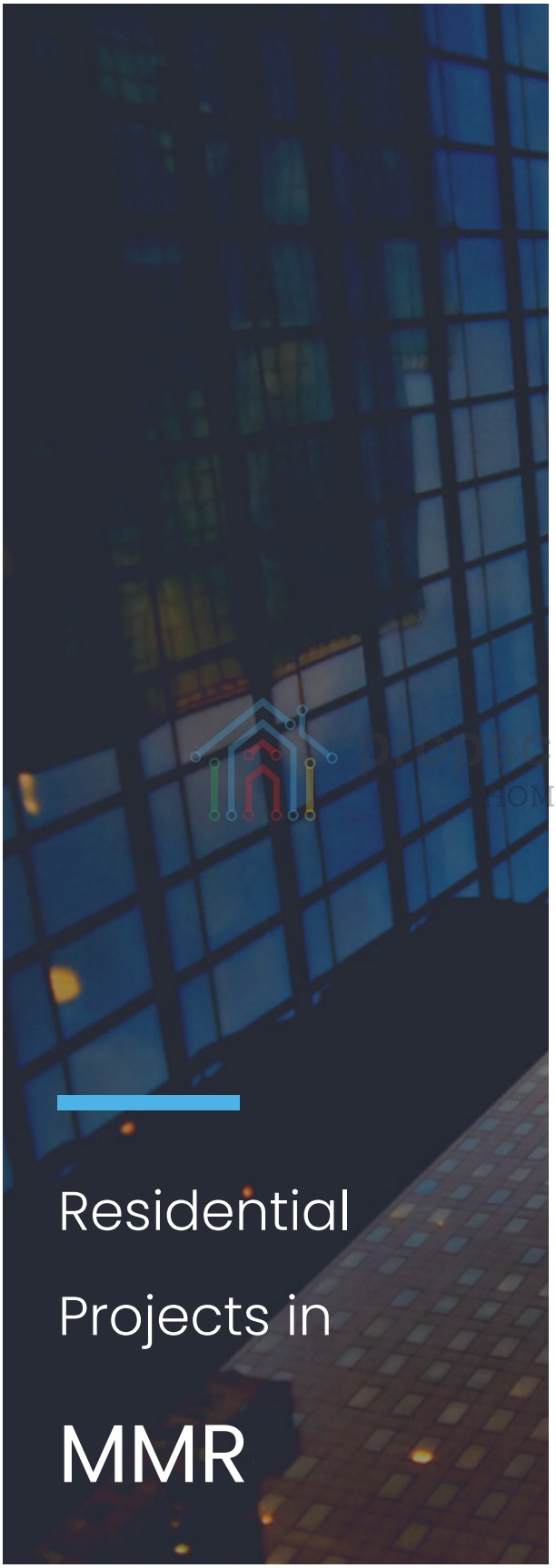
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PROP REPORT



Kanakia Paris

MahaRERA Number : P51800000122



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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Government Colony	BKC Police Station	Ward H East

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 242 Poor AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **5.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.80 Km**
- Bandra Bus Station (E), D Block BKC, Kherwadi, Bandra East, Mumbai, Maharashtra 400051 **2.10 Km**
- Bandra Terminus **3.20 Km**
- Western Express Highway **2.30 Km**
- Guru Nanak Hospital **1.6 Km**
- IES New English High School **250 Mtrs**
- Cinemax, Mumbai, Government Colony, Bandra East, Mumbai, Maharashtra 400051 **900 Mtrs**
- Khar market, 192, CST Road, Friends Colony, Hallow Pul, Kurla, Mumbai, Maharashtra 400070 **3.60 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2022	NA	2

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	4.35 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Squash Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Pergola
Business & Hospitality	Barbeque Pit,ATM / Bank Attached,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kanakia Paris Block A,B,C,D,E, F & G	3	20	3	2 BHK,2.5 BHK,3 BHK	60

First Habitable Floor	1st Floor

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety :** Fire cylinders
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

KANAKIA PARIS

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	774 - 1194 sqft
2.5 BHK	951 - 1034 sqft
3 BHK	1098 - 1420 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 45948.95	INR 35600000	INR 35600000 to 54900000
2.5 BHK	INR 41102.51	INR 42500000	INR 42500000 to 46600000
3 BHK	INR 40000	INR 45000000	INR 45000000 to 64300000

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

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GST	Stamp Duty	Registration
0%	1%	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	HDFC Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	829	19	INR 27048780	INR 32628.2
September 2022	829	11	INR 27048780	INR 32628.2
September 2022	968	NA	INR 40000000	INR 41322.31
September 2022	1123	2	INR 36100000	INR 32146.04
September 2022	951	16	INR 29700000	INR 31230.28

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September 2022	831	9	INR 22289540	INR 26822.55
August 2022	1104	5	INR 37235000	INR 33727.36
August 2022	823	11	INR 25965000	INR 31549.21
August 2022	823	8	INR 26045000	INR 31646.42
August 2022	832	16	INR 29491200	INR 35446.15
July 2022	832	19	INR 26100000	INR 31370.19
July 2022	1150	11	INR 39700000	INR 34521.74
July 2022	825	3	INR 24350000	INR 29515.15
June 2022	1313	8	INR 35400000	INR 26961.16
May 2022	933	18	INR 26600000	INR 28510.18
May 2022	825	NA	INR 26750000	INR 32424.24
May 2022	1068	4	INR 28750000	INR 26919.48
April 2022	671	9	INR 24000000	INR 35767.51
April 2022	985	NA	INR 34700000	INR 35228.43

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April 2022	1119	NA	INR 50000000	INR 44682.75

KANAKIA PARIS

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.

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Category	Score
Place	48
Connectivity	73
Infrastructure	92
Local Environment	73
Land & Approvals	48
Project	71
People	56

Amenities	84
Building	78
Layout	63
Interiors	53
Pricing	30
Total	**64/100**

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