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PROP REPORT



Kanakia Paris

MahaRERA Number : P51800000122



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

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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

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 SOME TRUTHS

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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HOME TRUTHS

| 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

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PROJECT & AMENITIES

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

Project Amenities

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

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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



- **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

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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 Aluminium / 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.

| 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.

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ANNEXURE A

| Transaction Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| October 2022 | 829 | 11 | 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 |

| | | | | |
|-----------------------|------|----|--------------|--------------|
| 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

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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 | HOME TRUTHS 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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HOME TRUTHS

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