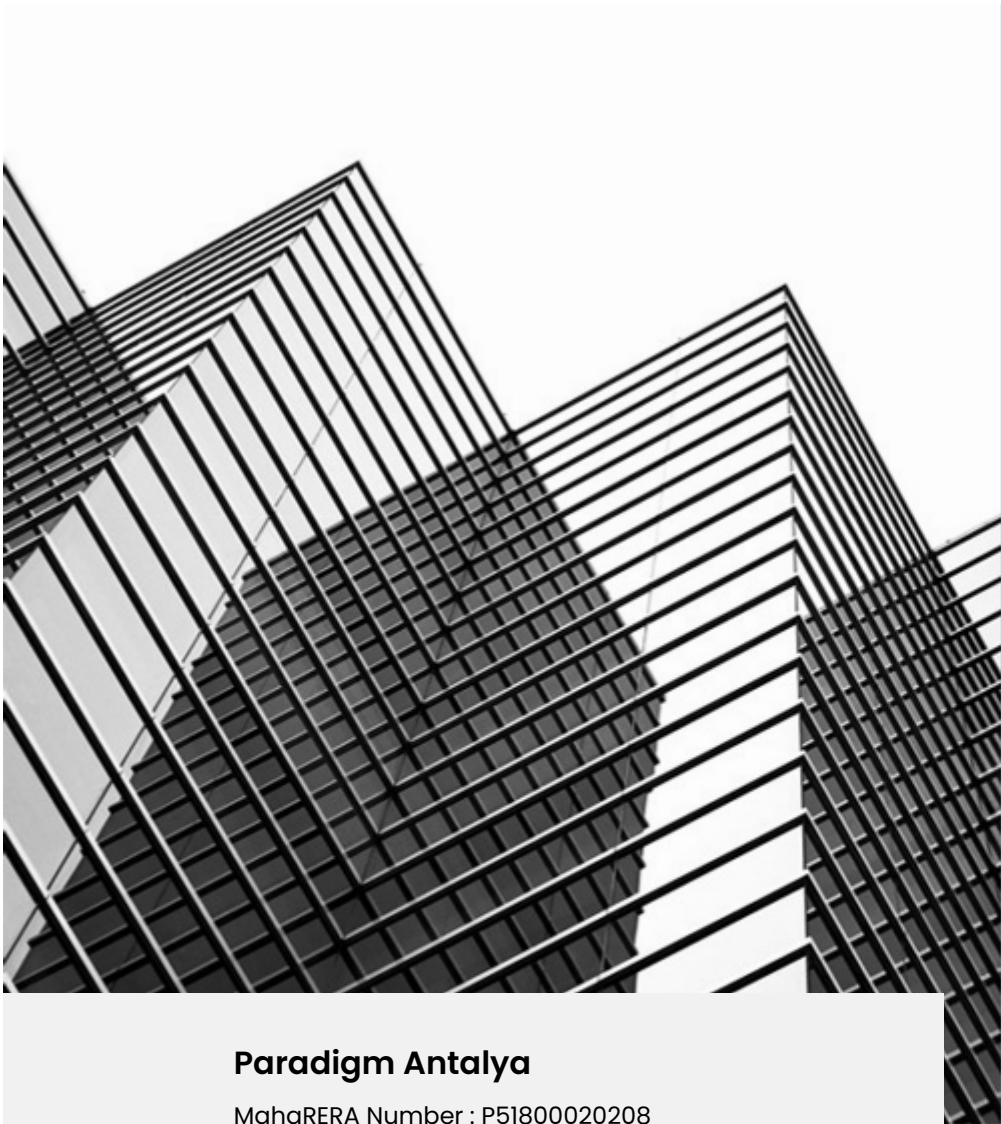


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# PROP REPORT



**Paradigm Antalya**

MahaRERA Number : P51800020208



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

## LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Andheri	Oshiwara Police Station	Ward K West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 190 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.6 Km**
- Oshiwara Bus Depot **1.3 Km**
- Jogeshwari Railway Station East **2.4 Km**
- Western Express Highway **3.0 Km**
- SRV Hospital **2.0 Km**
- City International School **1.3 Km**
- Mega Mall **1.1 Km**
- D Mart **950 Mtrs**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	NA	1

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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
Completed on 30th December, 2036	26365 Sqmt	1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	Basketball Court,Multipurpose Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Open Stage Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Proposed Sale Building No 4 Wing A	6	41	14	1 BHK,2 BHK	574

Proposed Sale Building no 4 Wing B	4	41	12	1 BHK	492
Proposed Sale Building no 4 Wing C	4	41	14	1 BHK,2 BHK	574
Sale Building no 1A	6	38	14	1 BHK,2 BHK	532
Proposed Sale Building no 1 Wing B	6	41	14	1 BHK,2 BHK	574
Proposed Sale Building no 1 Wing C	6	41	14	1 BHK,2 BHK	574
Proposed Sale Building no 1 Wing D	6	41	14	1 BHK,2 BHK	574
proposed Sale Building no 1 Wing E	6	41	14	1 BHK,2 BHK	574
Proposed Sale Building No 1 Wing F	6	41	14	1 BHK,2 BHK	574

Proposed Sale Building No 2 Wing A	6	44	14	1 BHK,2 BHK	616
Proposed Sale Building no 2 Wing B	6	44	14	1 BHK,2 BHK	616
Proposed sale building no 2 Wing C	6	44	14	1 BHK,2 BHK,Studio	616
proposed sale building no 2 wing D	4	41	4	2 BHK	164
Proposed Sale Building No 3 Wing A	4	41	4	1 BHK	164
Proposed Sale Building No 3 Wing B	4	41	4	2 BHK	164
Proposed Sale Building No 3 Wing C	4	41	4	1 BHK	164
Proposed Sale Building No 3 Wing D	4	41	4	2 BHK	164

Proposed Sale Building No 3 Wing E	4	41	4	1 BHK	164
Proposed Sale Building No 3 Wing F	4	41	4	1 BHK	164
<b>First Habitable Floor</b>					1st

## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	358 - 380 sqft
2 BHK	518 - 573 sqft





2 BHK	648 sqft
1 BHK	518 sqft
2 BHK	648 sqft
1 BHK	518 sqft
2 BHK	648 sqft
1 BHK	518 sqft
2 BHK	648 sqft
1 BHK	518 sqft
2 BHK	648 sqft
Studio	246 sqft
2 BHK	661 sqft
1 BHK	585 sqft
2 BHK	630 sqft
1 BHK	631 sqft
2 BHK	613 sqft
1 BHK	605 sqft

1 BHK

605 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

**Flooring**

Vitrified Tiles, Anti Skid Tiles

**Joinery, Fittings & Fixtures**

Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards

**Finishing**

Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows

**HVAC Service**

VRV / VRF System, Split / Box A/C Provision

**Technology**

Optic Fiber Cable

**White Goods**

NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 28000	INR 6888000	INR 6888000
1 BHK	INR 28000	INR 10024000	INR 10024000 to 17668000
2 BHK	INR 28000	INR 14504000	INR 14504000 to 18508000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank  
Approved  
Loans**

Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank,YES Bank

**Transaction History**

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

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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	65
Connectivity	83
Infrastructure	86
Local Environment	90

<b>Land &amp; Approvals</b>	58
<b>Project</b>	49
<b>People</b>	46
<b>Amenities</b>	84
<b>Building</b>	46
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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PARADIGM ANTALYA

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