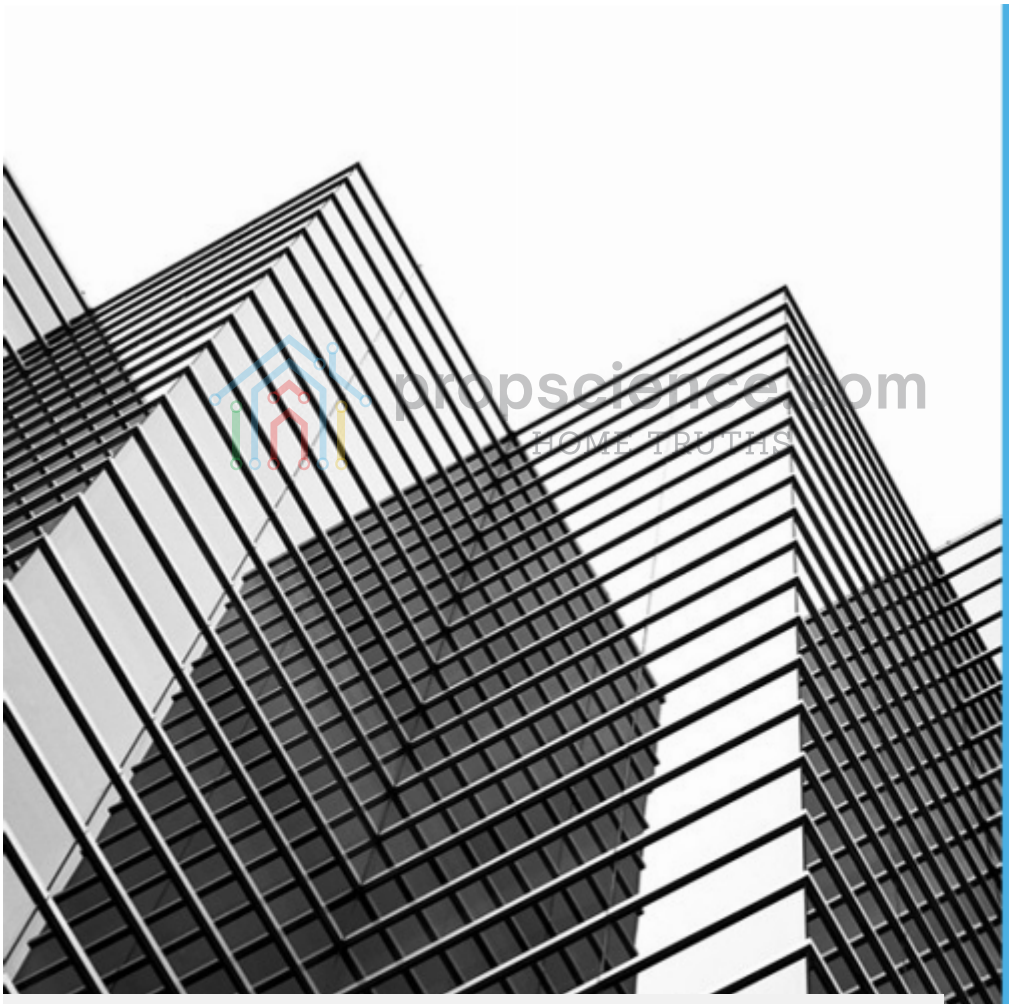
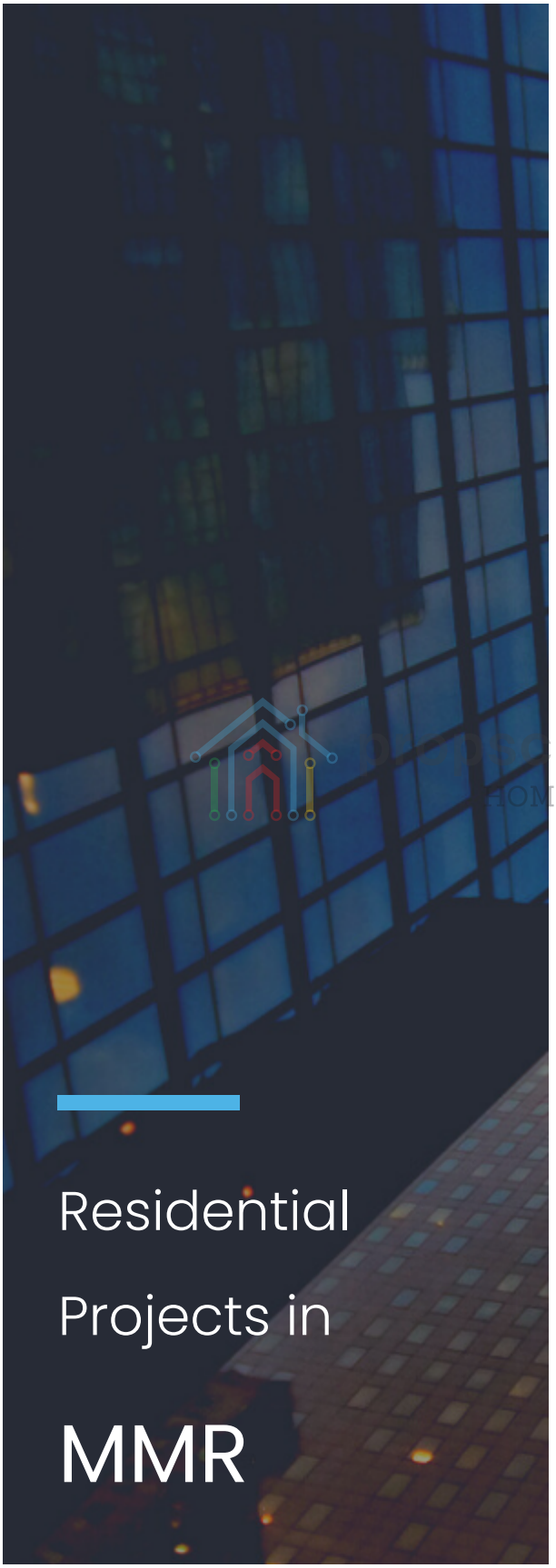
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# PROP REPORT




**Paradigm Antalya**

MahaRERA Number : P51800020208



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 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 |

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## 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

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| 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

| | |
|---|---|
| **Sports** | Basketball Court,Multipurpose Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area |
| **Leisure** | Open Stage Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park |
| **Business & Hospitality** | Conference / Meeting Room,Party Lawn,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | 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 |

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

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

| | |
|---|---|
| **First Habitable Floor** | 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 nalas /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 |

| | |
|---|---|
| 1 BHK | 417 sqft |
| 1 BHK | 417 sqft |
| 2 BHK | 521 sqft |
| 1 BHK | 358 - 380 sqft |
| 2 BHK | 518 - 573 sqft |
| 1 BHK | 517 sqft |
| 2 BHK | 646 sqft |
| 1 BHK | 517 sqft |
| 2 BHK | 646 sqft |
| 1 BHK | 517 sqft |
| 2 BHK | 646 sqft |
| 1 BHK | 517 sqft |
| 2 BHK | 646 sqft |
| 1 BHK | 518 sqft |

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

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| | |
|---|---|
| Studio | 246 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 |
|---|---|---|---|
| 1 BHK | INR 28000 | INR 10024000 | INR 10024000 to 17668000 |
| 2 BHK | INR 28000 | INR 14504000 | INR 14504000 to 18508000 |
| Studio | INR 28000 | INR 6888000 | INR 6888000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |

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| Floor Rise | Parking Charges | Other Charges |
|---|---|---|
| NA | INR 0 | INR 0 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | 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.

PARADIGM ANTALYA

# 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** | 65 |
| **Connectivity** | 83 |
| **Infrastructure** | 86 |
| **Local Environment** | 90 |

| | |
|---|---|
| **Land & Approvals** | 58 |
| **Project** | 49 |
| **People** | 46 |
| **Amenities** | 84 |
| **Building** | 46 |
| **Layout** | 53 |
| **Interiors** | 73 |
| **Pricing** | 40 |
| **Total** | **64/100** |

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## PARADIGM ANTALYA

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