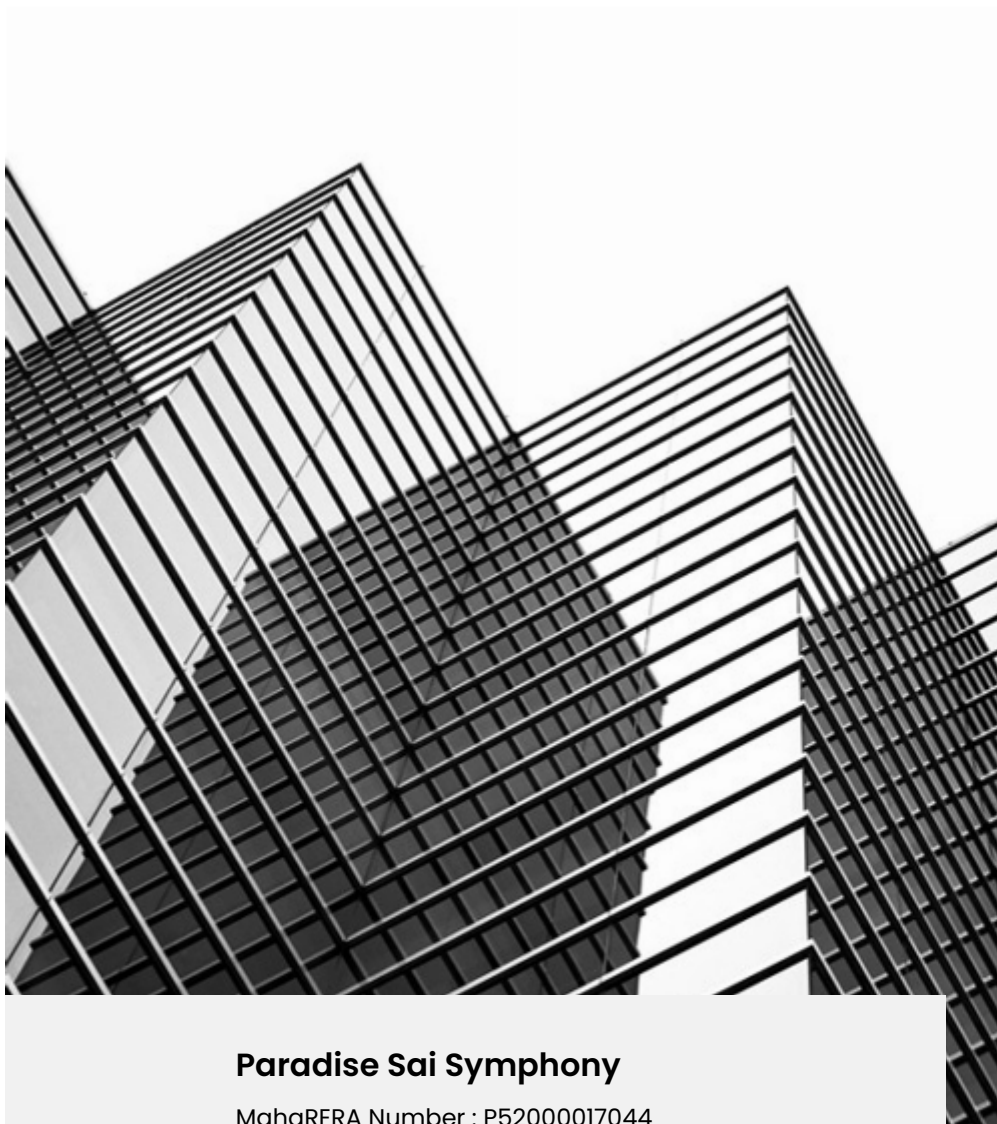


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PROP REPORT



Paradise Sai Symphony

MahaRERA Number : P52000017044



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.

LOCATION

The project is in Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Kharghar | NA | NA |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **41.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **35.9 Km**
- Kalamboli Bus Depot **10.4 Km**
- Kharghar Metro Station, Sector 35, **1.7 Km**
- Kharghar Railway station **6 Km**
- Mumbai Pune Expressway **9.2 Km**
- Ornate Hospitals **900 Mtrs**
- Emphyrean School **1.2 Km**
- Kharghar Valley Golf course **2.8 Km**
- D Mart **4.5 Km**

PARADISE SAI SYMPHONY

LAND & APPROVALS

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

PARADISE SAI SYMPHONY

BUILDER & CONSULTANTS

Paradise Group was launched over twenty years ago by Shri Madhu B Bathija with the goal of providing decent and attractive affordable housing options in Navi Mumbai. Today, after having successfully delivered over hundred projects, the name Paradise Group has become synonymous with excellence and quality construction. The company has projects in Kharghar, Panvel, Taloja, Ulwe, Dronagiri, Kalyan, Chembur, Dombivli and Lonavala. By keeping abreast of and implementing the latest technologies and world-class techniques, houses by Paradise Group are not only wonders of luxurious design, but also a perfect specimen of beauty with quality.

| Project Funded By | Architect | Civil Contractor |
|--|-----------|------------------|
| Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank | NA | NA |

PARADISE SAI SYMPHONY

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2023 | 6000 Sqft | 2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area |
| Business & Hospitality | Banquet Hall,Conference / Meeting Room,Barbeque Pit,Clubhouse,Community Hall,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

PARADISE SAI SYMPHONY

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--------------|-----------------|--------------|-----------------|----------------|----------------|
| Sai Symphony | 4 | 18 | 8 | 2 BHK | 144 |

First Habitable Floor

2nd Floor

Services & Safety

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

PARADISE SAI SYMPHONY

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 732 sqft |

| Floor To Ceiling Height | Between 9 and 10 feet |
|-------------------------|-----------------------|
| Views Available | Road View / No View |

| Flooring | Wooden 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,Laminated flush doors,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

PARADISE SAI SYMPHONY

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | INR 16183.06 | INR 11846000 | INR 13149060 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 6% | INR 38000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 600000 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Time Linked Payment |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

PARADISE SAI SYMPHONY

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 | 55 |
| Connectivity | 48 |

| | |
|-----------------------------|---------------|
| Infrastructure | 78 |
| Local Environment | 100 |
| Land & Approvals | 42 |
| Project | 71 |
| People | 55 |
| Amenities | 92 |
| Building | 65 |
| Layout | 53 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 63/100 |

PARADISE SAI SYMPHONY

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