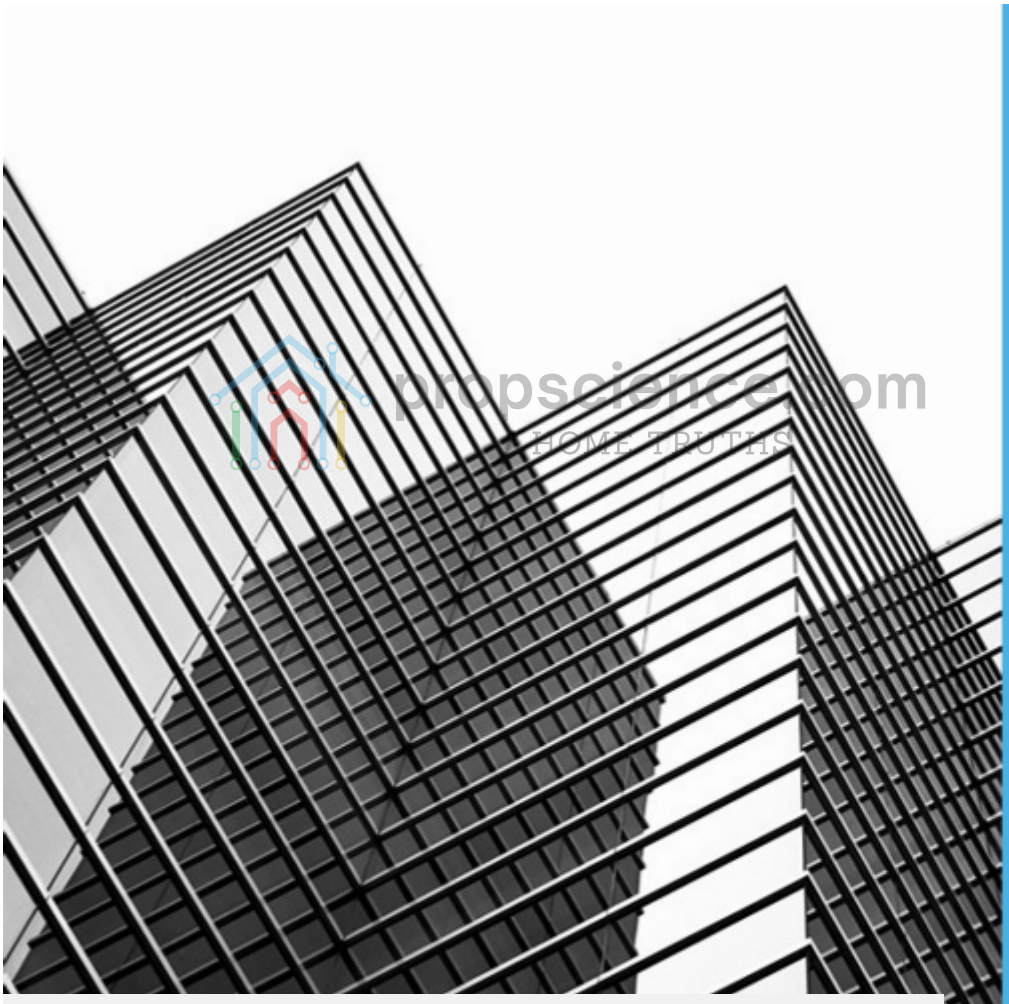
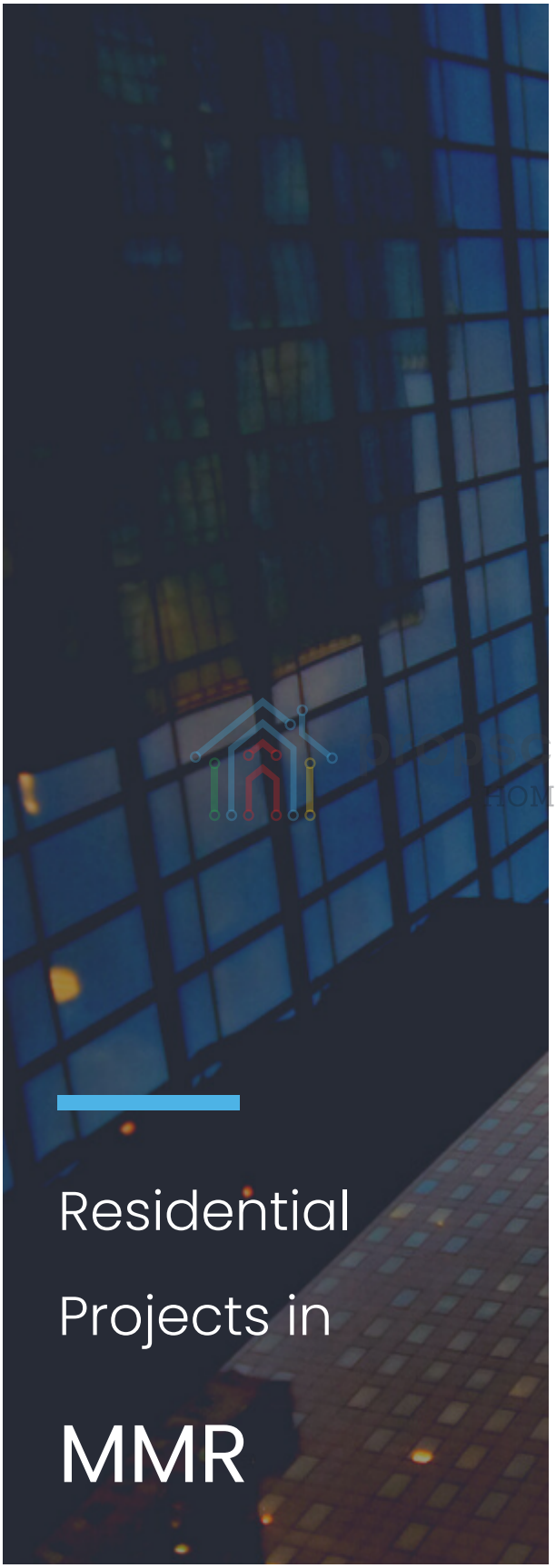
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PROP REPORT



Paras Rail View

MahaRERA Number : P51700002009



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Navghar	navgaon	NA

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- International Airport **26.6 Km**
- Bhayander Railway Station **200 Mtrs**
- Thunga Hospital **2.6 Km**
- RBK Global School **2.7 Km**
- Maxus Mall **2.9 Km**
- D'Mart, Bhayander. **3.2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

PARAS RAIL VIEW

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PARAS RAIL VIEW

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	1172 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

PARAS RAIL VIEW

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rail View	2	10	5	1 BHK,Studio	50

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	167 - 208 sqft
1 BHK	286 - 315 sqft

Floor To Ceiling Height	NA
Views Available	NA

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HOME TRUTHS

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 4495000 to 5598000
1 BHK	--	--	INR 6500000 to 7159000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
0%	4%	INR 30000

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	NA

Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

PARAS RAIL VIEW

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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HOME TRUTHS

Category	Score
Place	63
Connectivity	33
Infrastructure	78
Local Environment	30
Land & Approvals	50

Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**47/100**

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HOME TRUTHS

PARAS RAIL VIEW

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HOME TRUTHS

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