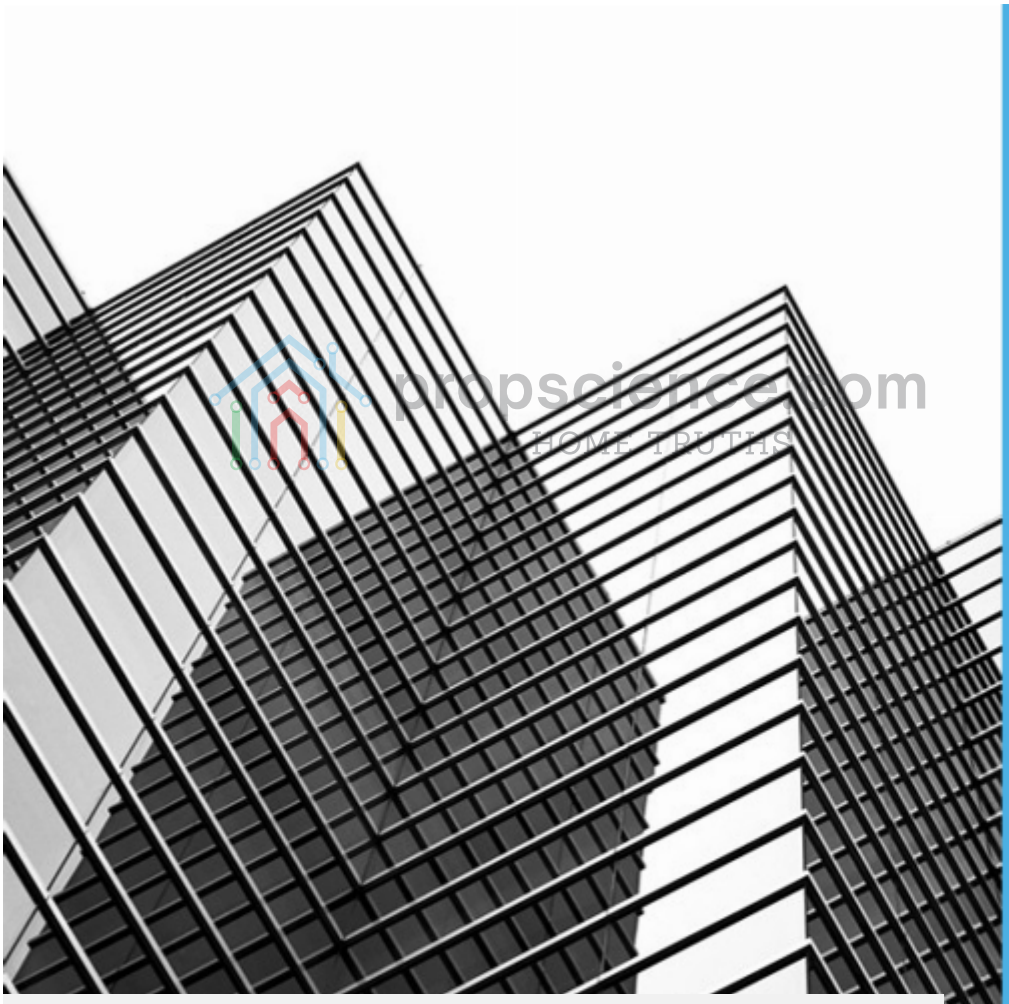
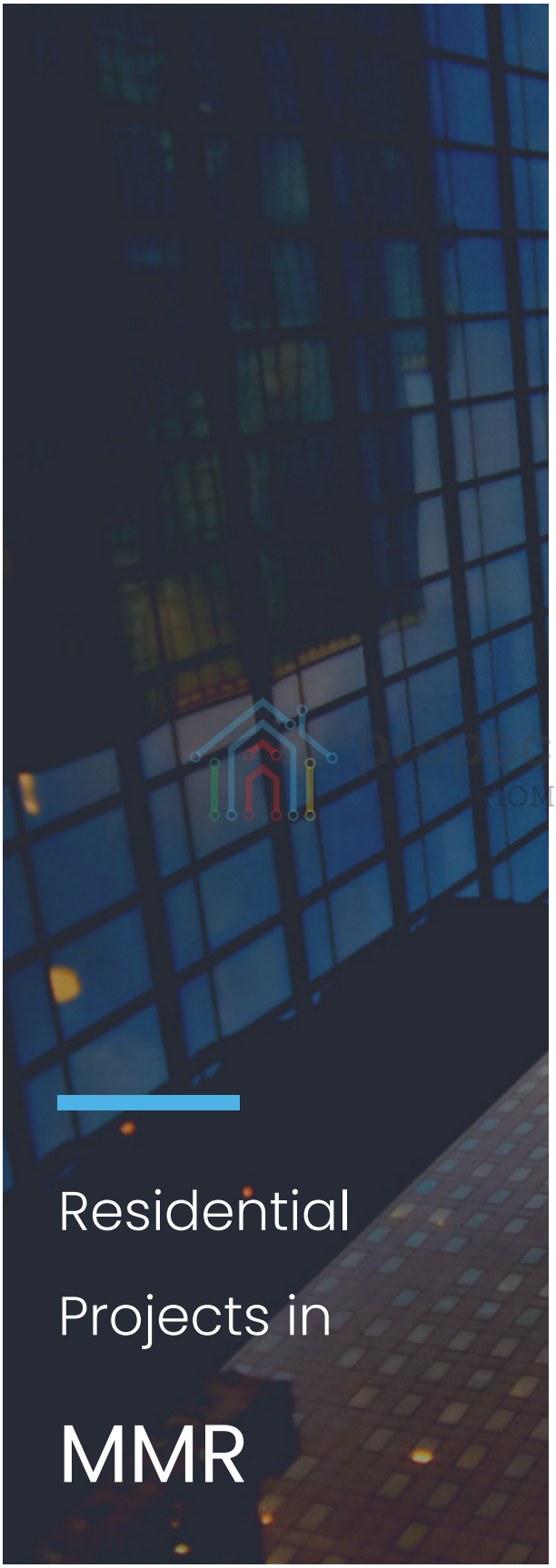
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PROP REPORT



Paranjape 127 Upper East

MahaRERA Number : P51800000454



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 Santacruz (East). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz East	NA	Ward H East

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HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **3.00 Km**
- Chatrapati Shivaji Maharaj International Airport **3.2 Km**
- Santacruz Railway Station East **600 Mtrs**
- Nanavati Hospital Vileparle West **2.50 Km**
- Panbai International School **350.00 Mtrs**
- Reliance Mall SV Road Santacruz West **2.50 Km**

LAND & APPROVALS

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

PARANJAPE 127 UPPER EAST

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

PARANJAPE 127 UPPER EAST

PROJECT & AMENITIES

Time Line	Size	Typography

2021 Ready to move	0.45 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
127 Upper East	2	9			0
First Habitable Floor					1

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

PARANJAPE 127 UPPER EAST

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	740 - 741 sqft
3 BHK	1141 - 1192 sqft
4 BHK	1461 sqft

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Floor To Ceiling Height	NA
Views Available	NA
Flooring	NA

Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

PARANJAPE 127 UPPER EAST

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 45675.68	INR 33800000	INR 33800000 to 34700000
3 BHK	INR 45469.8	INR 52000000	INR 52000000 to 54200000
4 BHK	INR 45106.09	INR 65900000	INR 65900000

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

GST	Stamp Duty	Registration
5%	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

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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	50
Infrastructure	72
Local Environment	30
Land & Approvals	44
Project	55
People	39
Amenities	30
Building	53
Layout	55
Interiors	38

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Pricing	30
Total	**47/100**

PARANJAPE 127 UPPER EAST

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