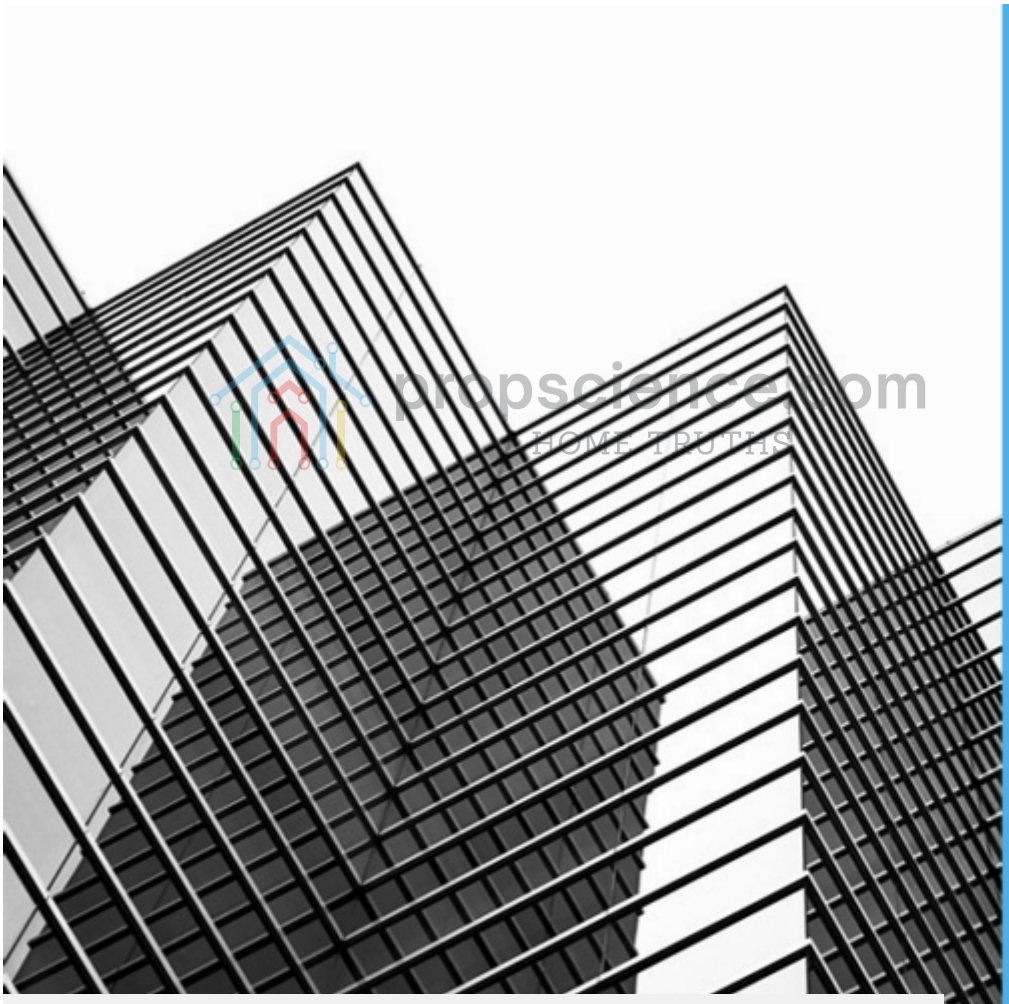
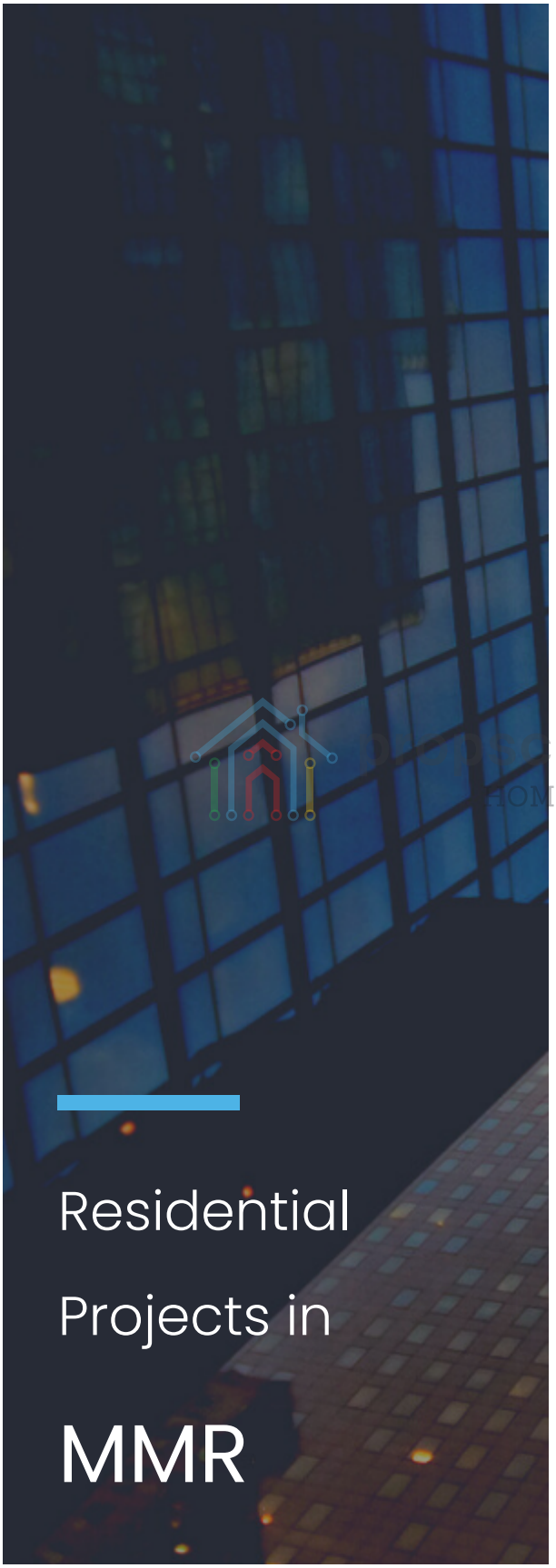
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# PROP REPORT




**Platinum Park Reach**

MahaRERA Number : P51800003208



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 Bandra (West). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra West owes its hip vibe to trendy craft-beer bars and upscale global restaurants, as well as stylish cafes that serve chia juice and creative cocktails.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Bandra West | NA | Ward H West |

## Neighborhood & Surroundings

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## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **6.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.4 Km**
- Bandra Metro Station, Swami Vivekananda Rd, Madam Wadi, Bandra West, Mumbai, Maharashtra 400050 **1.1 Km**
- Bandra Railway Station **1.3 Km**
- Bhabha Hospital **400 Mtrs**
- St. Andrews College of Arts, Science and Commerce **1.2 Km**
- Almeida Park **160 Mtrs**

# LAND & APPROVALS

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

PLATINUM PARK REACH

# BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

PLATINUM PARK REACH

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th July, 2021 | 0.15 Acre | 3 BHK,Duplex |

## Project Amenities

| | |
|---|---|
| **Sports** | Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | NA |
| **Business & Hospitality** | Sky Lounge / Bar |
| **Eco Friendly Features** | Waste Segregation,Landscaped Gardens |

PLATINUM PARK REACH

# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Park Reach | 2 | 23 | 1 | 3 BHK | 23 |
| Park Reach | 2 | 23 | 1 | Duplex | 23 |
| **First Habitable Floor** | | | | 1 st floor | |

## Services & Safety

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

- **Vertical Transportation :** NA

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 3 BHK | 1300 sqft |
| Duplex | 2600 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | Marble Flooring |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform |

| | |
|---|---|
| **Finishing** | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

PLATINUM PARK REACH

# COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 3 BHK | INR 67703.7 | -- | INR 88400000 |
| Duplex | -- | -- | INR 182000000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 6% | INR 30000 |
| **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** | Bank of Baroda,HDFC Bank,ICICI Bank,SBI 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** | 33 |
| **Infrastructure** | 66 |
| **Local Environment** | 30 |
| **Land & Approvals** | 44 |
| **Project** | 74 |
| **People** | 39 |
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 60 |
| **Interiors** | 45 |
| **Pricing** | 30 |
| **Total** | **48/100** |

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PLATINUM PARK REACH

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