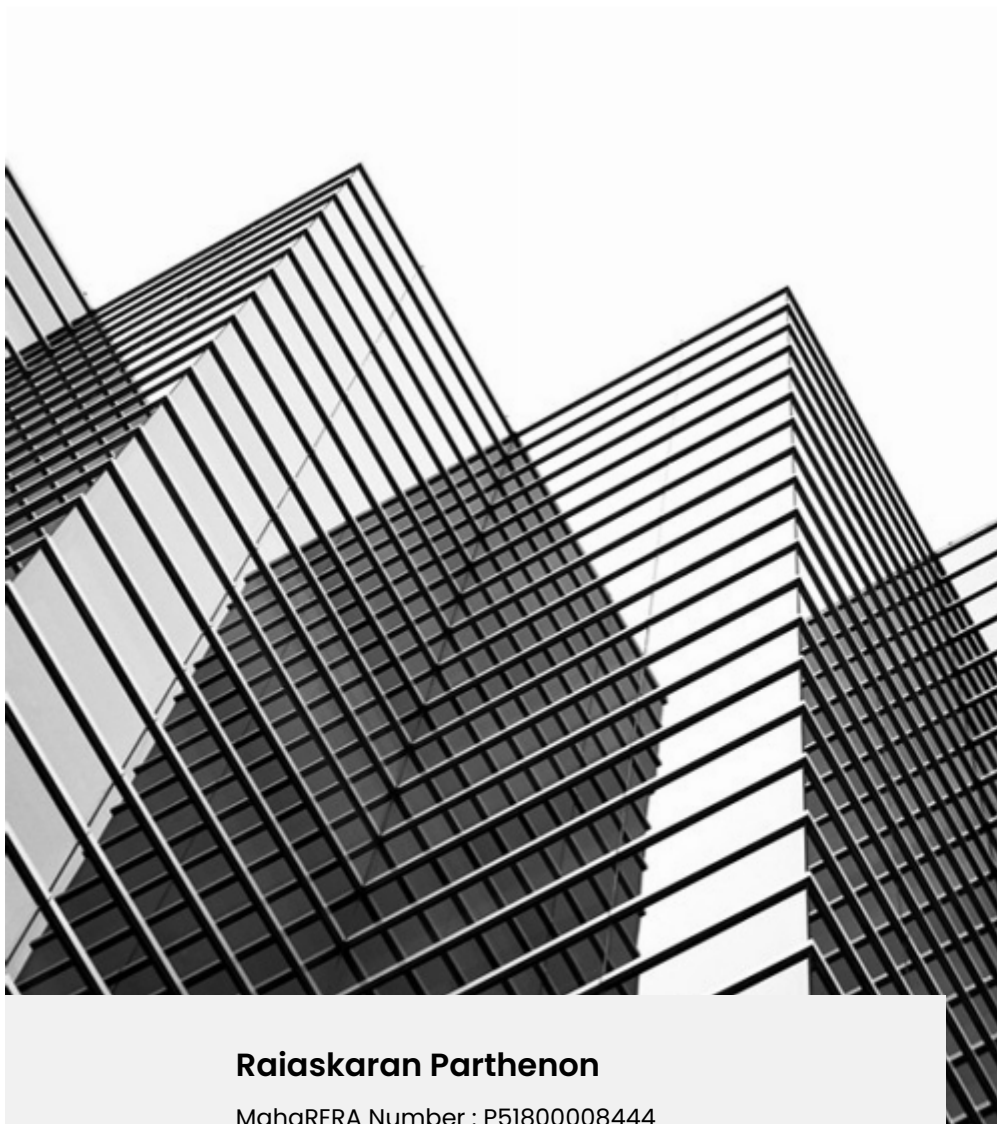


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PROP REPORT



Raiaskaran Parthenon

MahaRERA Number : P51800008444



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 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 | NA | Ward K West |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **8 Km**
- Chhatrapati Shivaji Maharaj International Airport **7.3 Km**
- D.N. Nagar **650 Mtrs**
- Andheri Railway Station **2.8 Km**
- Kokilaben Dhirubai Ambani Hospital **800 Mtrs**
- Rajiv Gandhi Institute of Technology **1.9 Km**
- Infiniti Mall **2.1 Km**

LAND & APPROVALS

Legal Title Summary

The plot of land upon which the project has been constructed appears to be freehold. Ecstasy Realty and Housing Development and Infrastructure Ltd. have been identified as owners of the said land. A portion of the land has been handed over to MMRDA free of cost.

Encumbrances

Portions of the project have unsold flat herein have been mortgaged to Catalyst Trusteeship Limited.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2019 | 3 | 1 |

BUILDER & CONSULTANTS

With over 2 million square feet of development, Raiaskaran has steadily created its own segment in the market. The company, unlike most, creates spaces which facilitate a better quality of life for their inhabitants as opposed to creating mere facades of luxury. Mr. Shobhit J. Rajan, the director of Raiaskaran, is an industrialist with over 25 years of experience in business infrastructure and property development. Their strength lies in bridging the gap between good design and progressive technology, enabling them to deliver the most iconic, luxurious, and environmentally efficient projects. Including high-end residential, cutting edge commercial and grand retail and hospitality ventures. Their diversified projects match the highest international standards of quality and contemporary design.

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

RAIASKARAN PARTHENON

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-------------------------------|--------------|------------|
| Completed on 30th March, 2020 | 5261.05 Sqmt | 4 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Swimming Pool,Kids Play Area,Gymnasium |
| Leisure | NA |
| Business & Hospitality | Banquet Hall |
| Eco Friendly Features | NA |

RAISKARAN PARTHENON

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 5 | 32 | 2 | 4 BHK | 64 |
| Wing B | 5 | 32 | 2 | 4 BHK | 64 |
| First Habitable Floor | | | | | NA |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

RAIASKARAN PARTHENON

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 4 BHK | 3200 sqft |
| 4 BHK | 3200 sqft |

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

| | |
|------------------------------|----|
| Flooring | NA |
| Joinery, Fittings & Fixtures | NA |
| Finishing | NA |

| | |
|---------------------|----|
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

RAIASKARAN PARTHENON

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|----------------------|----------------------|------------------------|------------------|
| 4 BHK | -- | -- | INR 125000000 |

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 | HDFC Bank,ICICI Bank,SBI Bank |

Transaction History

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

RAIASKARAN PARTHENON

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|-------------------------|--------------------|--------------|-------------------|------------------------|
| January 2022 | 3142 | 29 | INR 145000000 | INR 46148.95 |
| December 2021 | 3142 | 17 | INR 120000000 | INR 38192.23 |
| December 2021 | 3770 | 2 | INR 89100000 | INR 23633.95 |
| December 2021 | 3716 | 29 | INR 145000000 | INR 39020.45 |

| | | | | |
|-----------------------|------|----|---------------|--------------|
| November 2021 | 3142 | 12 | INR 110700000 | INR 35232.34 |
| October 2021 | 3190 | 2 | INR 120000000 | INR 37617.55 |
| September 2021 | 3828 | 2 | INR 97500000 | INR 25470.22 |
| September 2021 | 3142 | 5 | INR 102100000 | INR 32495.23 |
| August 2021 | 3828 | 4 | INR 95000000 | INR 24817.14 |
| July 2021 | 3770 | NA | INR 93600000 | INR 24827.59 |
| June 2021 | 3190 | 9 | INR 90000000 | INR 28213.17 |
| May 2021 | 3770 | 2 | INR 100000000 | INR 26525.2 |
| April 2021 | 3142 | 4 | INR 93400000 | INR 29726.29 |
| March 2021 | 3189 | 5 | INR 80000000 | INR 25086.23 |
| March 2021 | 3770 | 25 | INR 145000000 | INR 38461.54 |
| March 2021 | 3190 | 27 | INR 125000000 | INR 39184.95 |
| March 2021 | 3456 | 12 | INR 91000000 | INR 26331.02 |

| | | | | |
|--------------------------|------|----|---------------|--------------|
| February 2021 | 3828 | 17 | INR 100000000 | INR 26123.3 |
| February 2021 | 3190 | 28 | INR 152500000 | INR 47805.64 |
| December 2020 | 3190 | 8 | INR 100000000 | INR 31347.96 |

RAIASKARAN PARTHENON

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 | 50 |
| Project | 76 |
| People | 46 |
| Amenities | 36 |
| Building | 53 |
| Layout | 65 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 48/100 |

RAIASKARAN PARTHENON

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