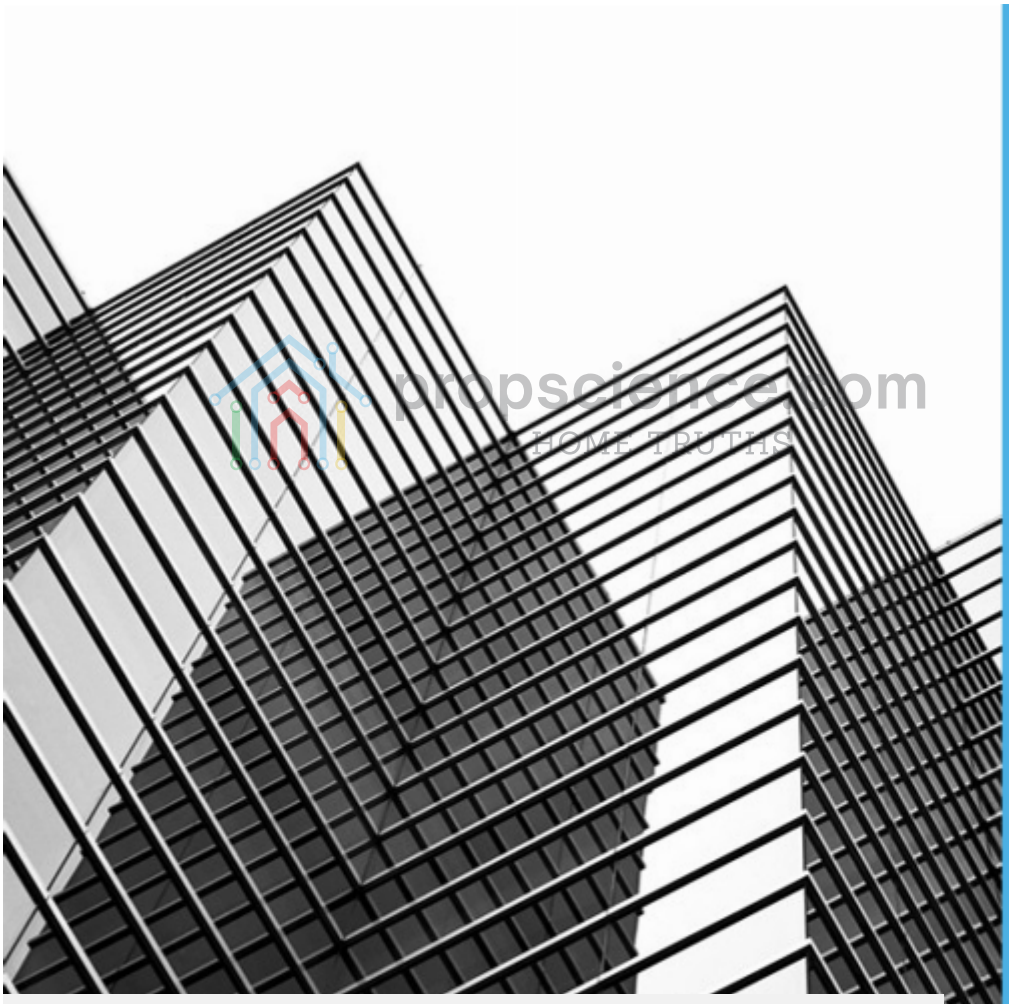
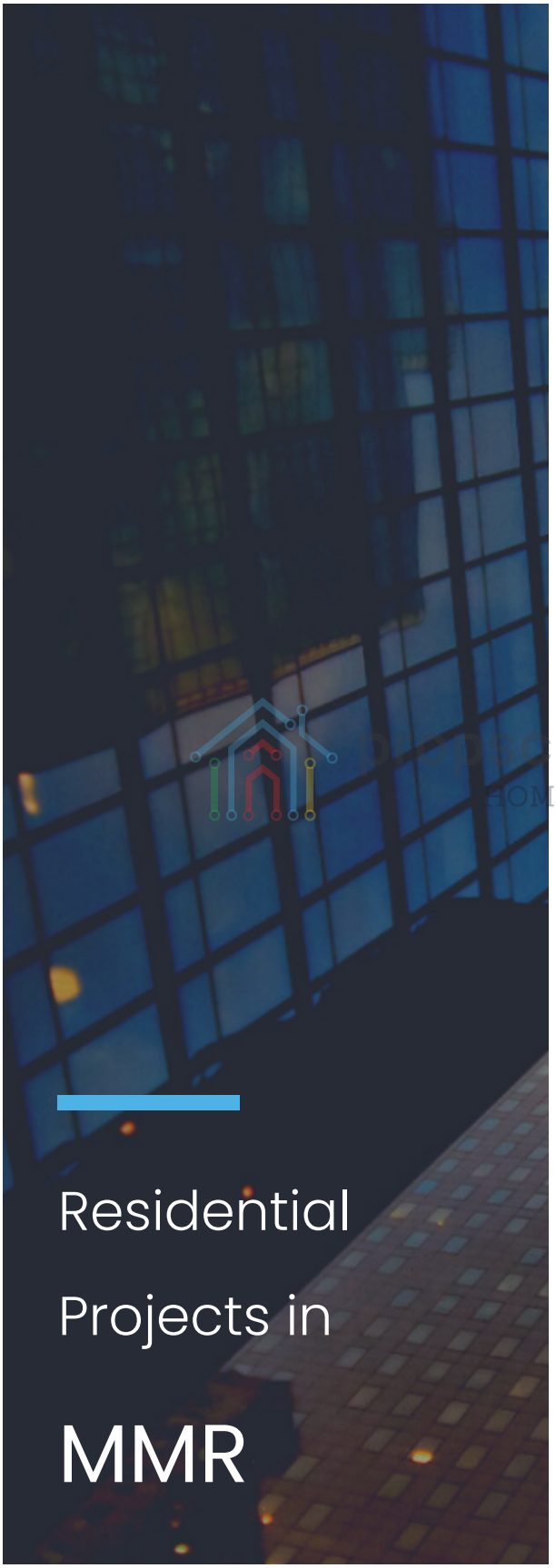
propscience.com

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.

Propscience.com HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

RAIASKARAN 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	

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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.

propscience.com

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**

propscience.com
HOME TRUTHS

RAIASKARAN PARTHENON

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-

generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

propscience.com
HOME TRUTHS

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such

loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS