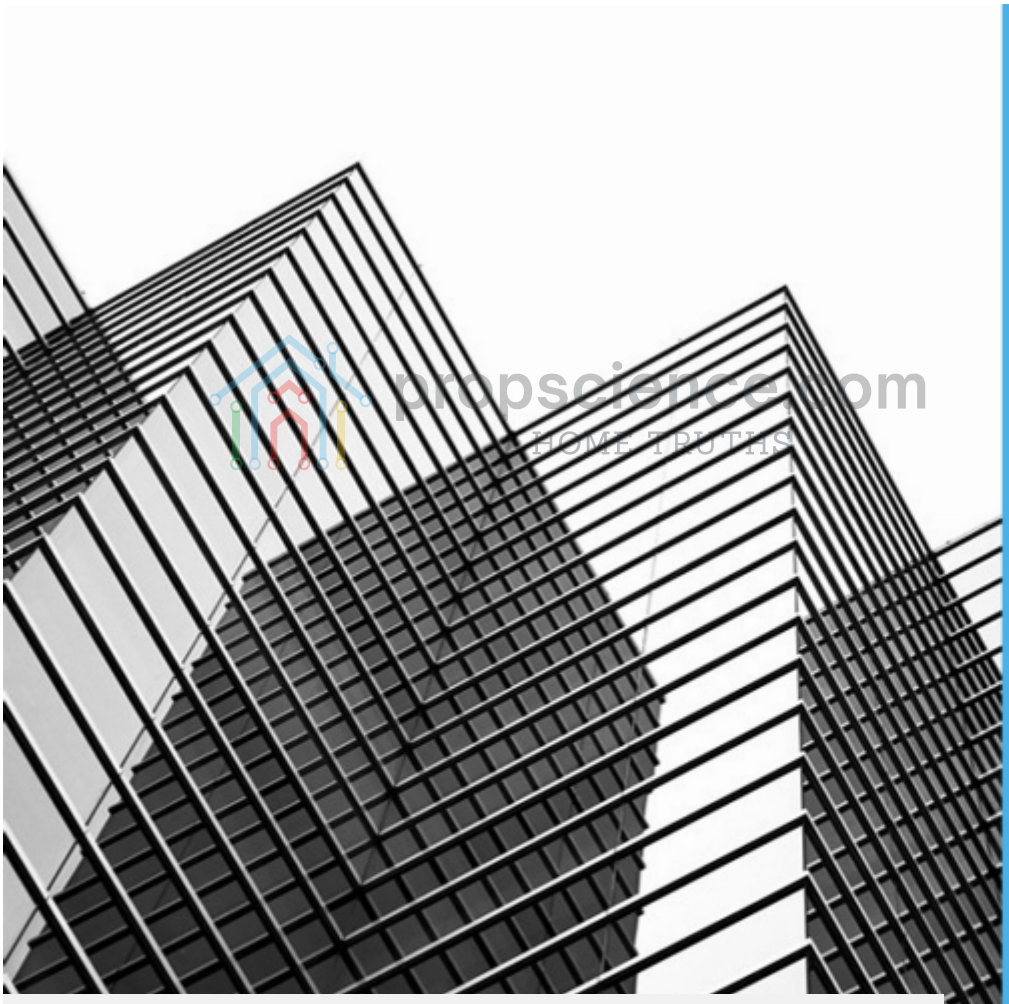
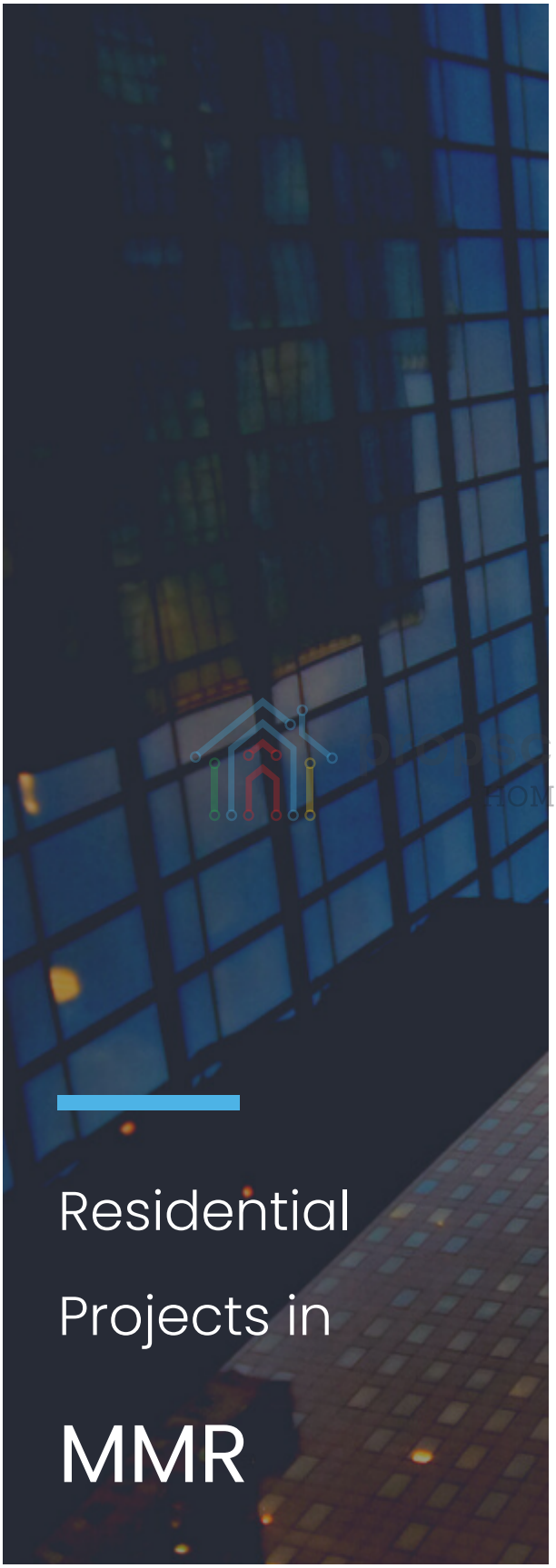
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PROP REPORT



Paradigm Ariana Residency

MahaRERA Number : P51800008691



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 Borivali (East). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

Post Office	Police Station	Municipal Ward
Borivali East	NA	NA

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **17.1 Km**
- Borivali Railway Station **1.6 Km**
- Vansh Hospital **3.4 Km**
- Sheth GH High School **1.8 Km**
- V Star Mall **4.2 Km**
- Indraprastha Shopping Center **4.0 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

PARADIGM ARIANA RESIDENCY

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

PARADIGM ARIANA RESIDENCY

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2021	2223.94 Sqmt	1 BHK,2.5 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Temple,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	24	5	1 BHK,2.5 BHK	120
Wing B	3	24	5	1 BHK	120
Wing C	3	24	5	1 BHK	120

First Habitable Floor	1st

Services & Safety

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

PARADIGM ARIANA RESIDENCY

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	371 - 380 sqft
2.5 BHK	541 sqft
1 BHK	363 - 376 sqft
1 BHK	363 - 376 sqft

Floor To Ceiling Height	NA

Views Available	NA

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

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PARADIGM ARIANA RESIDENCY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 10100000 to 11300000
2.5 BHK	--	--	INR 16200000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 650000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank

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Transaction History

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

PARADIGM ARIANA RESIDENCY

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	55
Connectivity	33
Infrastructure	62
Local Environment	30
Land & Approvals	62
Project	68
People	46
Amenities	48
Building	53
Layout	38
Interiors	53

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Pricing	30
Total	**48/100**

PARADIGM ARIANA RESIDENCY

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