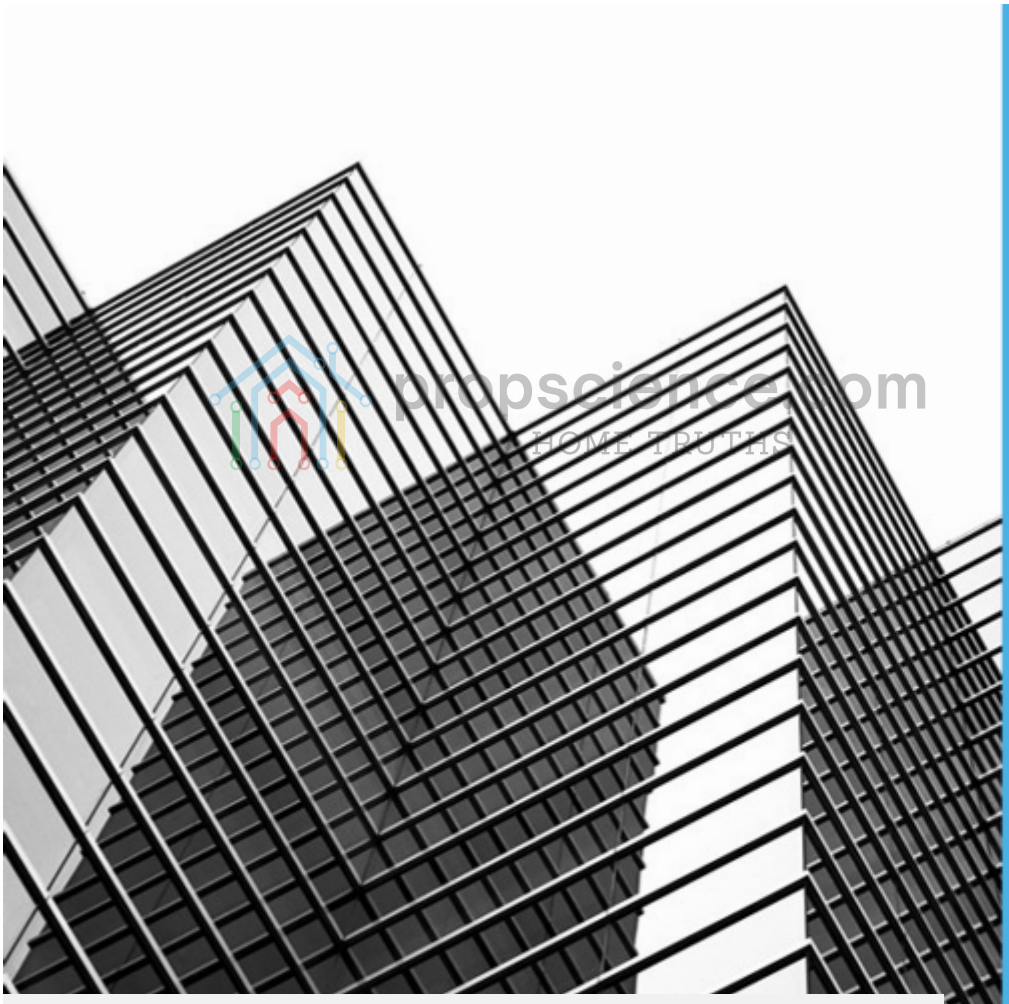
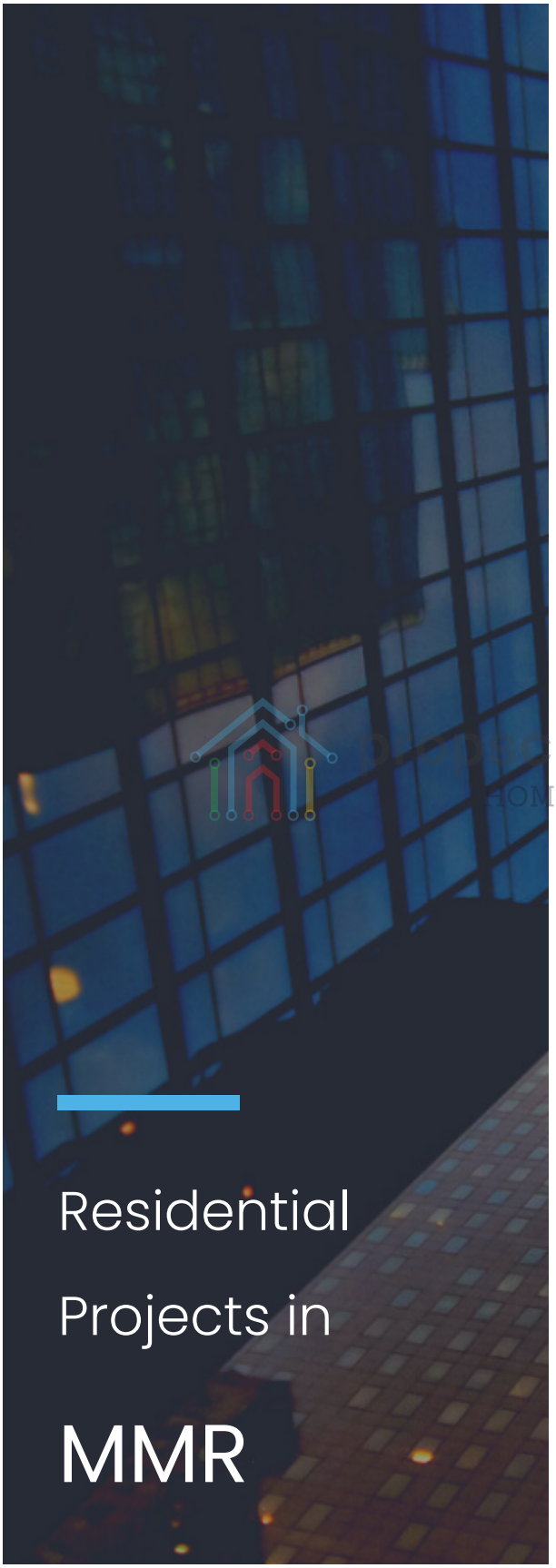
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PROP REPORT



Paranjape Ujval

MahaRERA Number : P51800000657



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 Goregaon (East). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Ram Nagar Jjc , Film City Complex , Igidr , Aarey Colony , Jai Bhim Nagar are the nearby Localities to Goregaon East.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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HOME TRUTHS

Connectivity & Infrastructure

- Goregaon Railway Station **1 Km**
- Bombay Hospital **0.9 Km**
- Father Agnelo High School **1.6 Km**
- Inorbit Mall **1.1 Km**

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LAND & APPROVALS

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

NA	3	NA

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BUILDER & CONSULTANTS

Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	0.36 Acre	2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	9	4	2 BHK,3 BHK	36
Wing B	2	9	4	2 BHK,3 BHK	36

First Habitable Floor	NA

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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	570 - 699 sqft
3 BHK	765 - 785 sqft
2 BHK	570 - 699 sqft
3 BHK	765 - 785 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 30460.62	--	INR 18700000 to 21900000
3 BHK	INR 29171.97	--	INR 22400000 to 22900000

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

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GST	Stamp Duty	Registration
5%	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	DHFL Bank,HDFC Bank

Transaction History

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

PARANJAPE UJVAL

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.

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Category	Score
Place	48
Connectivity	33
Infrastructure	60
Local Environment	30
Land & Approvals	56

Project	65
People	39
Amenities	30
Building	53
Layout	41
Interiors	30
Pricing	30
Total	**43/100**

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HOME TRUTHS

PARANJAPE UJVAL

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