

propscience.com

PROP REPORT



Kanakia Paris

MahaRERA Number : P51800000122



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 Bandra (East). 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 East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

| Post Office | Police Station | Municipal Ward |
|-------------------|--------------------|----------------|
| Government Colony | BKC Police Station | Ward H East |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 242 Poor AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **5.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.80 Km**
- Bandra Bus Station (E), D Block BKC, Kherwadi, Bandra East, Mumbai, Maharashtra 400051 **2.10 Km**
- Bandra Terminus **3.20 Km**
- Western Express Highway **2.30 Km**
- Guru Nanak Hospital **1.6 Km**
- IES New English High School **250 Mtrs**
- Cinemax, Mumbai, Government Colony, Bandra East, Mumbai, Maharashtra 400051 **900 Mtrs**
- Khar market, 192, CST Road, Friends Colony, Hallow Pul, Kurla, Mumbai, Maharashtra 400070 **3.60 Km**

KANAKIA PARIS

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| February 2022 | NA | 2 |

KANAKIA PARIS

BUILDER & CONSULTANTS

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

NA

NA

NA

KANAKIA PARIS

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|---------------------|
| Completed on 1st March, 2021 | 4.35 Acre | 2 BHK,2.5 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Squash Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Pergola |
| Business & Hospitality | Barbeque Pit,ATM / Bank Attached,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

KANAKIA PARIS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--|-----------------|--------------|-----------------|---------------------|----------------|
| Kanakia Paris Block A,B,C,D,E, F & G | 3 | 20 | 3 | 2 BHK,2.5 BHK,3 BHK | 60 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety** : Fire cylinders
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

KANAKIA PARIS

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

| | |
|---------|------------------|
| 2 BHK | 774 - 1194 sqft |
| 2.5 BHK | 951 - 1034 sqft |
| 3 BHK | 1098 - 1420 sqft |

| | |
|-------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|------------------------------|--|
| Flooring | Marble Flooring,Wooden 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 | Air Conditioners |

KANAKIA PARIS

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 45948.95 | INR 35600000 | INR 35600000 to 54900000 |
| 2.5 BHK | INR 41102.51 | INR 42500000 | INR 42500000 to 46600000 |
| 3 BHK | INR 40000 | INR 45000000 | INR 45000000 to 64300000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 0% | 1% | 0 |
| 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,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

KANAKIA PARIS

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---------------------|-------------|-------|--------------|-----------------|
| October 2022 | 829 | 19 | INR 27048780 | INR 32628.2 |
| September 2022 | 829 | 11 | INR 27048780 | INR 32628.2 |
| September 2022 | 968 | NA | INR 40000000 | INR 41322.31 |
| September 2022 | 1123 | 2 | INR 36100000 | INR 32146.04 |
| September 2022 | 951 | 16 | INR 29700000 | INR 31230.28 |

| | | | | |
|-----------------------|------|----|--------------|--------------|
| September 2022 | 831 | 9 | INR 22289540 | INR 26822.55 |
| August 2022 | 823 | 8 | INR 26045000 | INR 31646.42 |
| August 2022 | 1104 | 5 | INR 37235000 | INR 33727.36 |
| August 2022 | 823 | 11 | INR 25965000 | INR 31549.21 |
| August 2022 | 832 | 16 | INR 29491200 | INR 35446.15 |
| July 2022 | 832 | 19 | INR 26100000 | INR 31370.19 |
| July 2022 | 1150 | 11 | INR 39700000 | INR 34521.74 |
| July 2022 | 825 | 3 | INR 24350000 | INR 29515.15 |
| June 2022 | 1313 | 8 | INR 35400000 | INR 26961.16 |
| May 2022 | 933 | 18 | INR 26600000 | INR 28510.18 |
| May 2022 | 825 | NA | INR 26750000 | INR 32424.24 |
| May 2022 | 1068 | 4 | INR 28750000 | INR 26919.48 |
| April 2022 | 671 | 9 | INR 24000000 | INR 35767.51 |
| April 2022 | 985 | NA | INR 34700000 | INR 35228.43 |

April 2022

1119

NA

INR 50000000

INR 44682.75

KANAKIA PARIS

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 | 48 |
| Connectivity | 73 |
| Infrastructure | 92 |
| Local Environment | 73 |
| Land & Approvals | 48 |
| Project | 71 |
| People | 56 |

| | |
|------------------|---------------|
| Amenities | 84 |
| Building | 78 |
| Layout | 63 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 64/100 |

KANAKIA PARIS

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.

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 or 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.