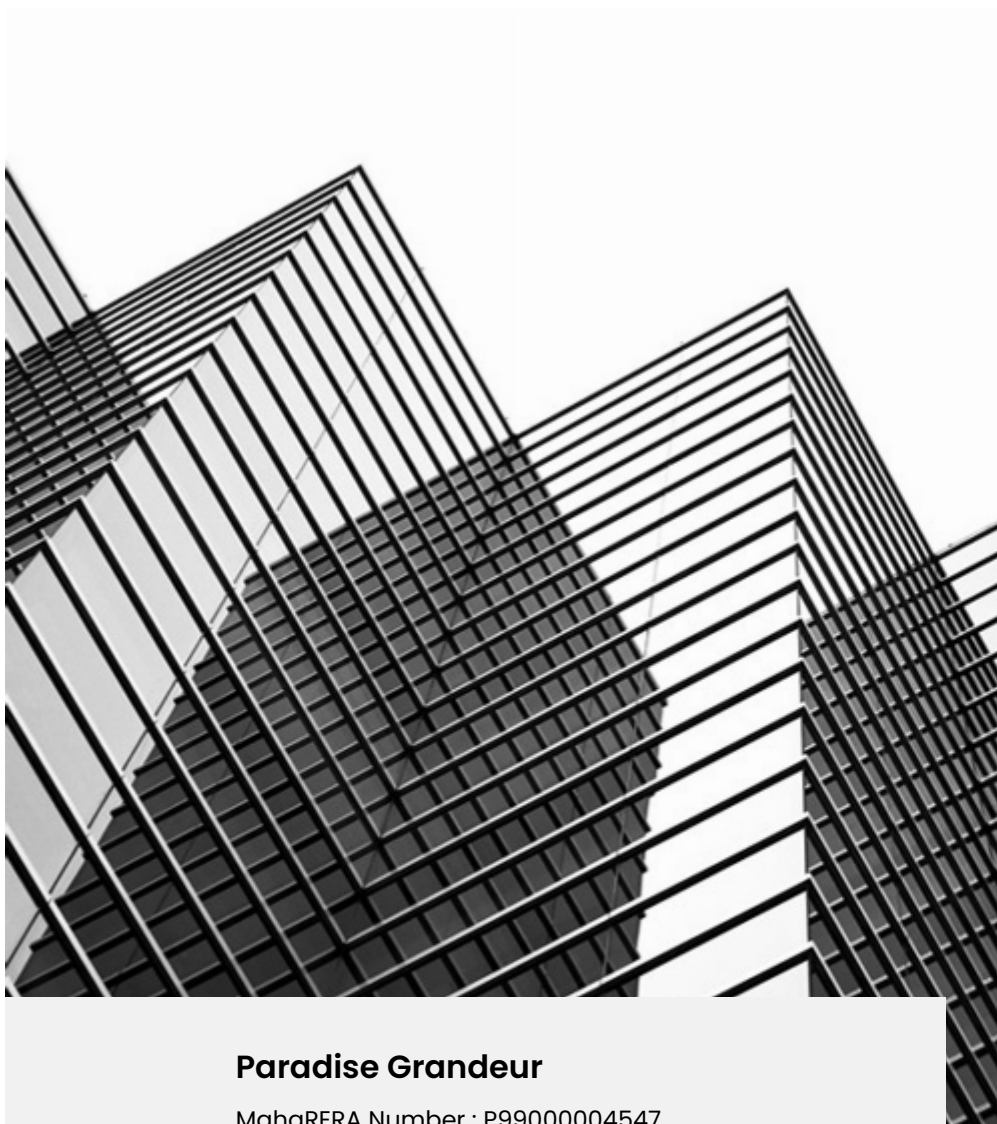


propscience.com

# PROP REPORT



**Paradise Grandeur**

MahaRERA Number : P99000004547



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

Post Office	Police Station	Municipal Ward
Virar	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 169 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Paradise Grandeur, near New VIVA College, W, Virar, Maharashtra 401303 **58 Km**
- New Viva College **200 Mtrs**
- Virar Railway Station **2 Km**
- NH48, Virar Phata **11 Km**
- Sanjivani Hospital, Vartak Ward, Virar West, Virar, Maharashtra 401303 **1.6 Km**
- Muljibhai Mehta International School, FQ2X+6GV, Gokul Twp, Virar West, Virar, Maharashtra 401303 **1.5 Km**
- Big Bazaar **1 Km**
- D mart Virar West **300 Mtrs**

## LAND & APPROVALS

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

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PARADISE GRANDEUR

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
Bajaj Finance Ltd	NA	NA

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PARADISE GRANDEUR

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st December, 2022	3922 Sqmt	2 BHK,3 BHK

### Project Amenities

Sports	Badminton Court,Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Indoor Games Area
Leisure	Yoga Room / Zone
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Water Storage

PARADISE GRANDEUR

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Paradise Granduer	3	18	6	2 BHK	108
Paradise Granduer	3	18	6	3 BHK	108
First Habitable Floor				5th Floor	

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff

- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

## PARADISE GRANDEUR

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	642 sqft
3 BHK	960 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

PARADISE GRANDEUR

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11375.39	INR 7303000	INR 8300000
3 BHK	INR 10166.67	INR 9760000	INR 11000000

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

GST	Stamp Duty	Registration
2%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 150000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Bajaj Finance Ltd,ICICI Bank,Kotak Bank,SBI Bank

### Transaction History

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

PARADISE GRANDEUR

## 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	45
Connectivity	65



<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	44
<b>Project</b>	85
<b>People</b>	43
<b>Amenities</b>	50
<b>Building</b>	55
<b>Layout</b>	56
<b>Interiors</b>	55
<b>Pricing</b>	50
<b>Total</b>	<b>60/100</b>

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PARADISE GRANDEUR

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