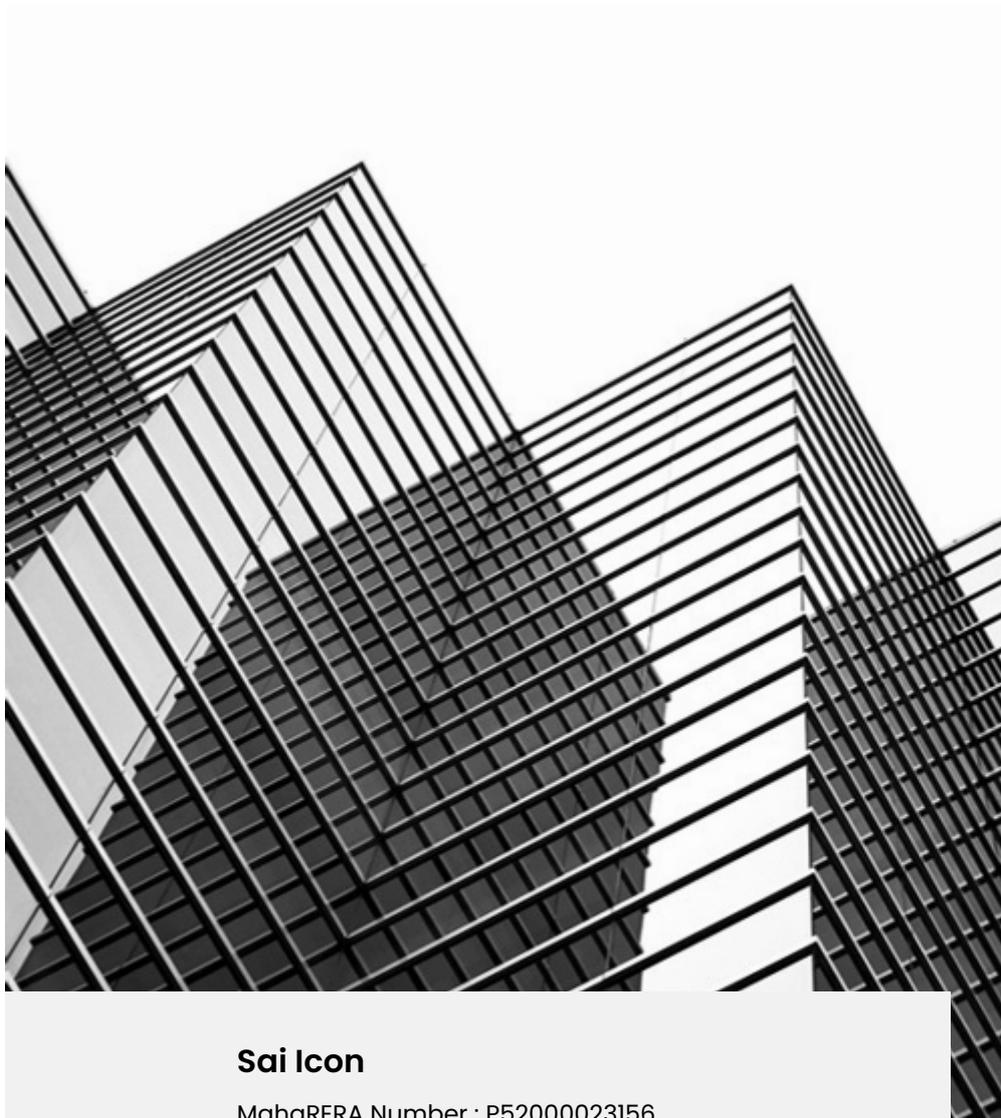


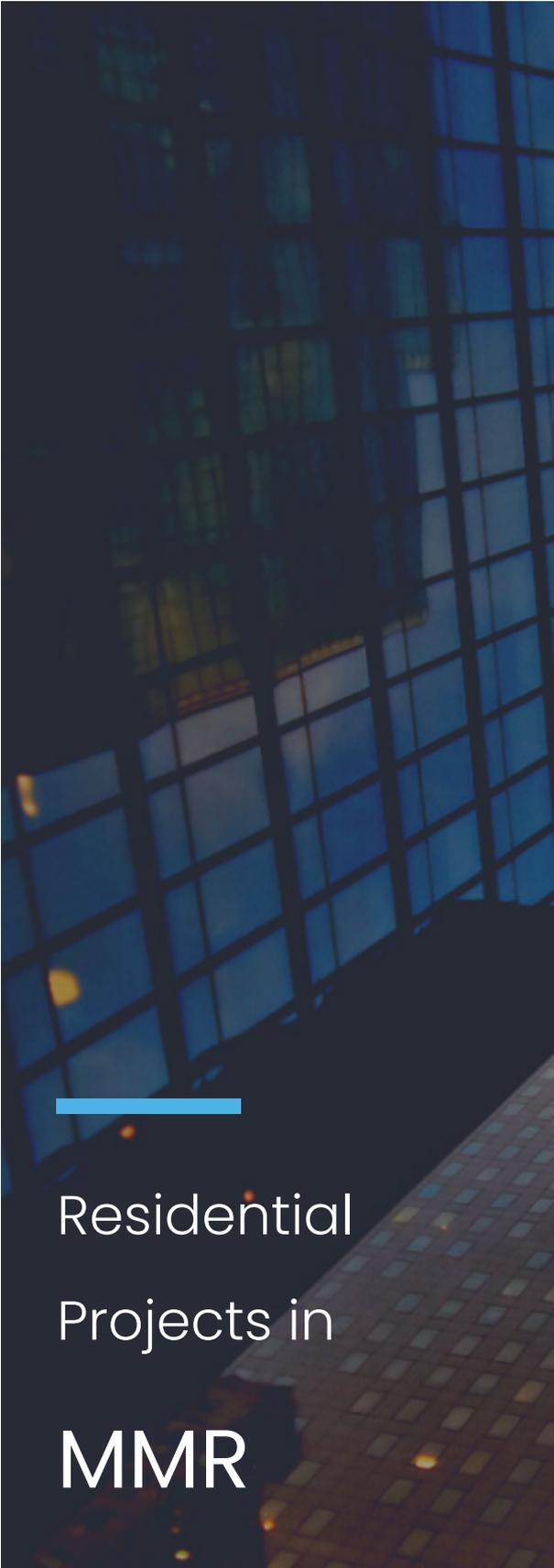
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PROP REPORT



Sai Icon

MahaRERA Number : P52000023156



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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **40.6 Km**
- Navi Mumbai International Airport **15.9 Km**
- Bank of India sector 35 kharghar **260 Mtrs**
- Metro Station **1.3 Km**
- Kharghar Railway Station **6.2 Km**
- Mumbai Pune Expressway **9.2 Km**
- Ornate Hospital **0.8 Km**
- Empyrean School **1.5 Km**
- Little World Mall **6.2 Km**
- D-Mart **4.4 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	NA	1

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BUILDER & CONSULTANTS

Paradise Group was launched over twenty years ago by Shri Madhu B Bathija with the goal of providing decent and attractive affordable housing options in Navi Mumbai. Today, after having successfully delivered over hundred projects, the name Paradise Group has become synonymous with excellence and quality construction. The company has projects in Kharghar, Panvel, Taloja, Ulwe, Dronagiri, Kalyan, Chembur, Dombivli and Lonavala. By keeping abreast of and implementing the latest technologies and world-class techniques, houses by Paradise Group are not only wonders of luxurious design, but also a perfect specimen of beauty with quality.

Project Funded By	Architect	Civil Contractor
Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	3042.47 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Icon	2	12	8	1 BHK,2 BHK	96

First Habitable Floor	2nd
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Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	435 sqft
2 BHK	630 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 16425.29	INR 7145000	INR 7930950
2 BHK	INR 15655.56	INR 9863000	INR 10947930

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

GST	Stamp Duty	Registration
5%	6%	INR 38000
Floor Rise	Parking Charges	Other Charges

NA	INR 500000	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	523	6	INR 5300000	INR 10133.84
February 2022	396	3	INR 6650000	INR 16792.93
February 2022	396	9	INR 4000000	INR 10101.01

November 2021	396	3	INR 6362162	INR 16066.07
April 2021	264	0	INR 5000000	INR 18939.39
March 2021	523	6	INR 8940000	INR 17093.69
February 2021	523	9	INR 9100000	INR 17399.62
January 2021	523	8	INR 9127000	INR 17451.24
June 2020	396	NA	INR 4054000	INR 10237.37
June 2020	396	NA	INR 6035000	INR 15239.9
May 2020	523	NA	INR 7714000	INR 14749.52
February 2020	396	NA	INR 4562160	INR 11520.61
January 2020	396	NA	INR 3500000	INR 8838.38

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	55
Connectivity	65
Infrastructure	64
Local Environment	100
Land & Approvals	36
Project	69
People	55
Amenities	56
Building	65
Layout	45

Interiors	73
Pricing	40
Total	60/100

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