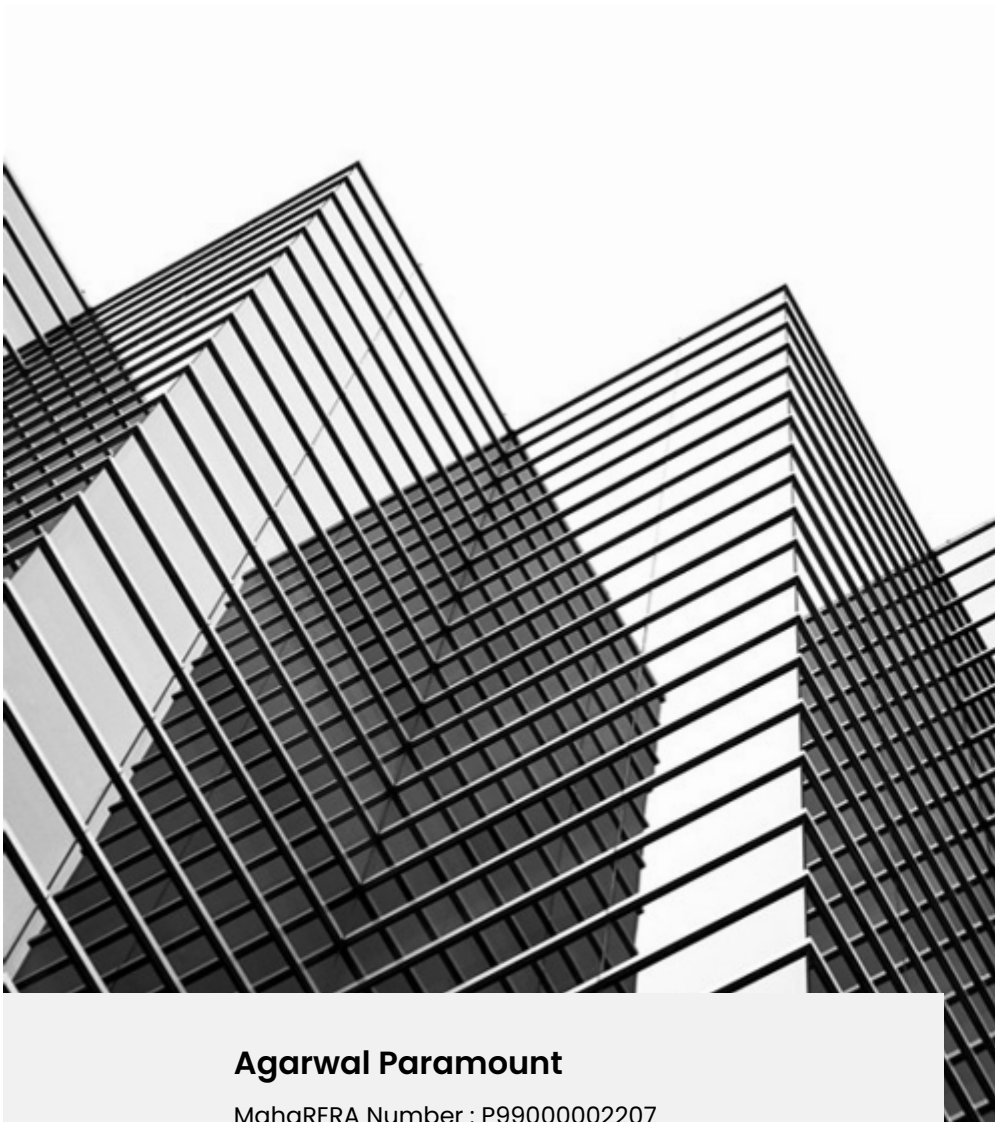


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PROP REPORT



Agarwal Paramount

MahaRERA Number : P99000002207



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

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 88 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **57 Km**
- Virar Bus Depot **3.0 Km**
- Virar, Virar Railway Pedestrian Bridge, Gaothan, Virar East, Virar, Maharashtra 401303 **2.4 Km**
- NH 48 **10.3 Km**
- Global Hospital **1.0 Km**
- Rustomjee Cambridge International School **1.4 Km**
- Yazoo Park **400 Mtrs**
- D Mart **2.0 Km**

LAND & APPROVALS

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

AGARWAL PARAMOUNT

BUILDER & CONSULTANTS

The Agarwal Group of Companies has established itself as a developer known for world-class design and uncompromising quality over the last fifty years. Their projects are built on the foundation of broader perceptions, which they strive to strengthen. Through its many initiatives, the Agarwal Group of Companies has declared the rise of cutting-edge planning and housing developments since its establishment in 1969. The Group's combined efforts have resulted in the completion of several projects totaling over 10,000,000 sq. ft. (Ten Million Square Feet) in Mumbai, Ahmedabad, Daman, and Vapi. The Agarwal group is currently expanding and has begun operations in Hyderabad and Jabalpur, with plans to announce its presence in more major Indian cities soon.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

AGARWAL PARAMOUNT

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	12364.80 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

AGARWAL PARAMOUNT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing 1- A/B/C/D/E/F	2	15	4	1 BHK,2 BHK,3 BHK	60

First Habitable Floor	1st
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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

AGARWAL PARAMOUNT

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	352.09 – 397.62 sqft
2 BHK	482.76 – 508.7 sqft
3 BHK	684.9 – 788.24 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,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

AGARWAL PARAMOUNT

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9939.38	--	INR 3855000 to 4010000
2 BHK	INR 10074.7	--	INR 5070000 to 5175000

3 BHK	INR 9388	--	INR 6950000 to 7400000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

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

Transaction History

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

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
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	72
People	56
Amenities	54
Building	82
Layout	53

Interiors	63
Pricing	30
Total	63/100

AGARWAL PARAMOUNT

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