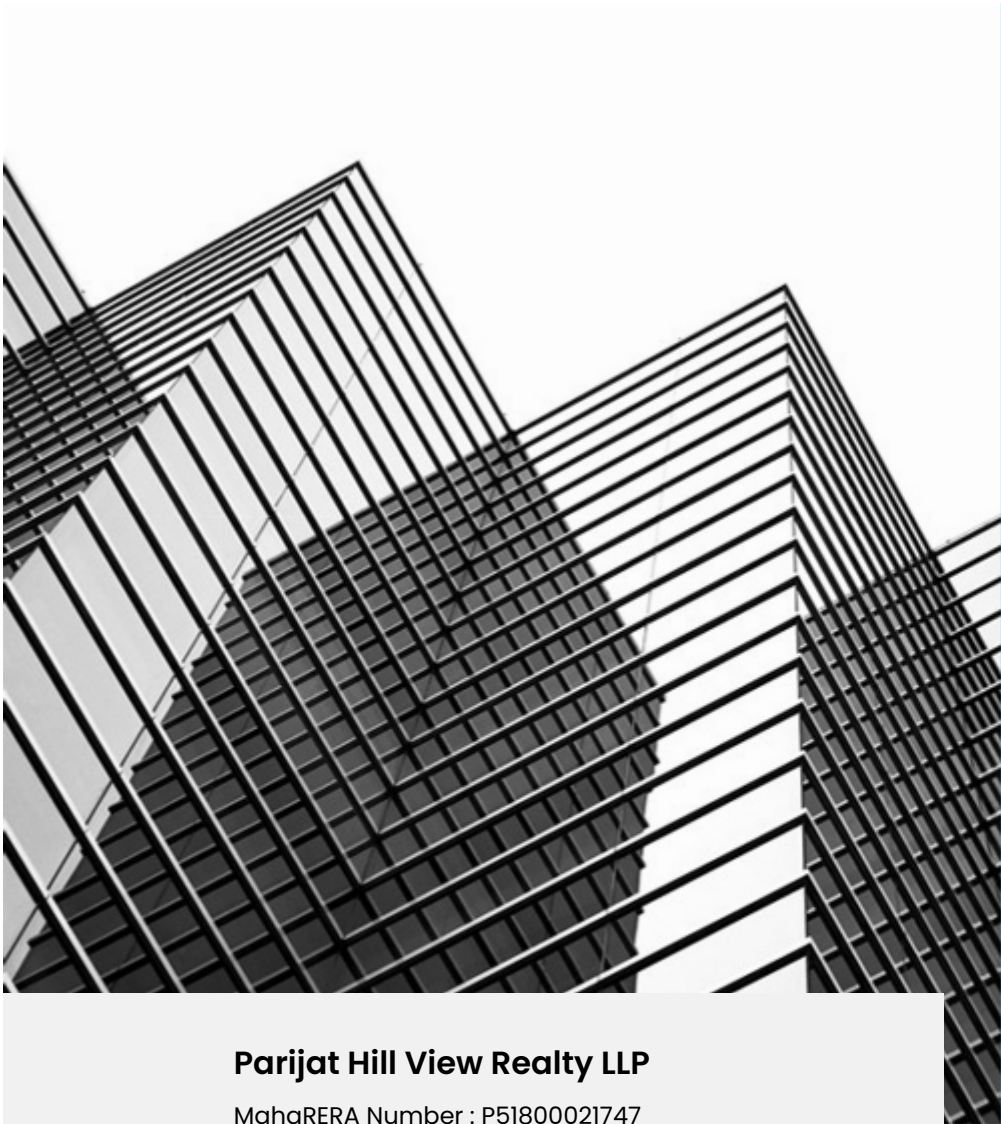


propscience.com

PROP REPORT



Parijat Hill View Realty LLP

MahaRERA Number : P51800021747



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 Borivali (East). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

Post Office	Police Station	Municipal Ward
Magathane	Kasturba Police Station	Ward R Central

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 42 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15.9 Km**
- Magathane Deport **650 Mtrs**
- Borivali Station (E), **2.6 Km**
- Western Express Hwy **1.3 Km**
- Elite Hospital & Laser Centre **6.3 Km**
- Jack And Jill Pre School **2.7 Km**
- Growel's 101 Mall **3.5 Km**
- D Mart **2.7 Km**

PARIJAT HILL VIEW REALTY
LLP

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2021	NA	1

PARIJAT HILL VIEW REALTY
LLP

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PARIJAT HILL VIEW REALTY
LLP

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	2727.82 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

PARIJAT HILL VIEW REALTY LLP

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Parijat Hill View	8	22	14	1 BHK,2 BHK,3 BHK	308

First Habitable Floor	1st
-----------------------	-----

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

PARIJAT HILL VIEW REALTY LLP	
---------------------------------	--

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	385 - 437 sqft
2 BHK	501 - 619 sqft
3 BHK	671 - 774 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,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

PARIJAT HILL VIEW REALTY
LLP

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 21378	INR 8230800	INR 9522188 to 10807884

2 BHK	INR 22763	INR 11404263	INR 13026000 to 16096344
3 BHK	INR 23700	INR 15902700	INR 18117000 to 20898000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 650000	INR 0

Festive Offers	99% - 9%
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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	55
Connectivity	83
Infrastructure	64
Local Environment	90
Land & Approvals	44
Project	66
People	39

Amenities	48
Building	67
Layout	53
Interiors	73
Pricing	40
Total	60/100

PARIJAT HILL VIEW REALTY
LLP

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.