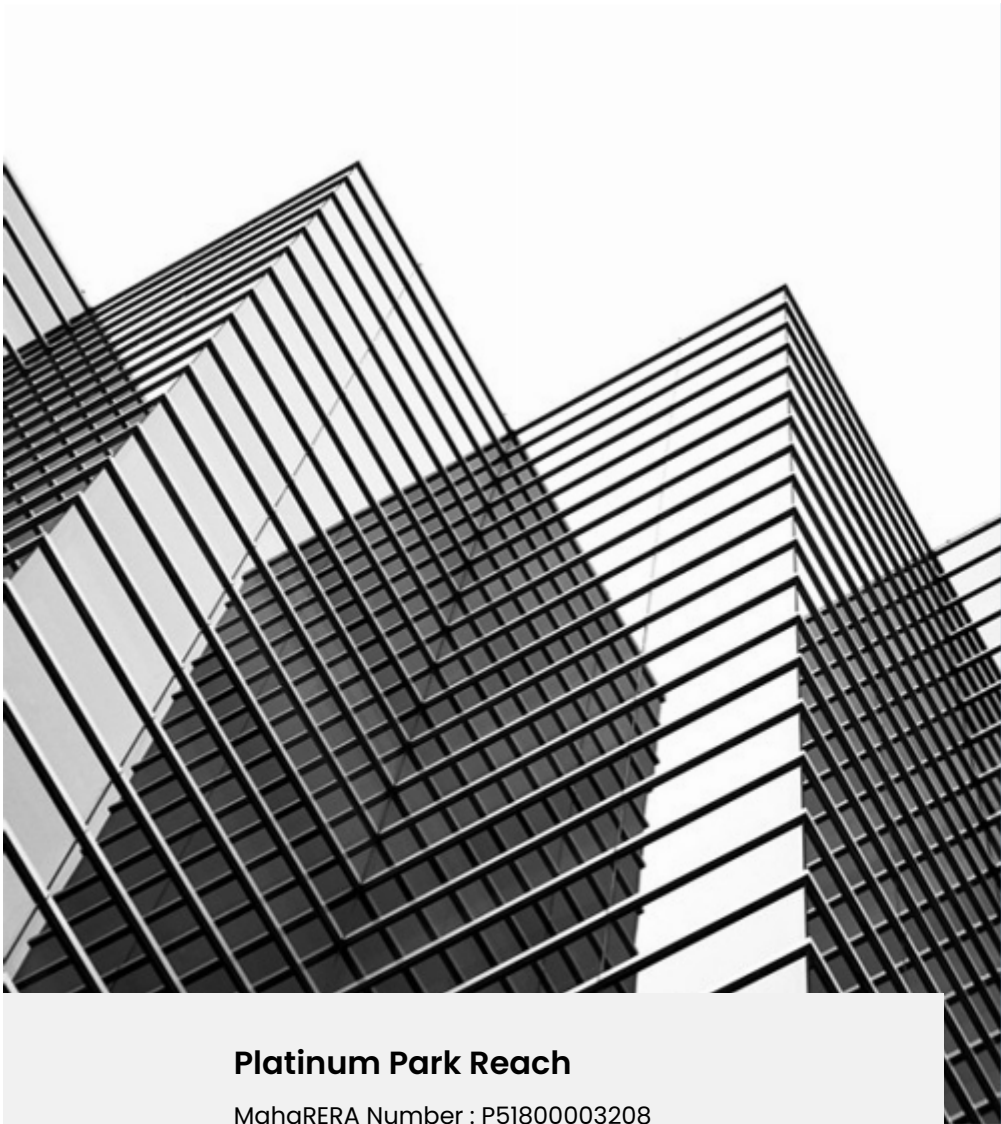


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PROP REPORT



Platinum Park Reach

MahaRERA Number : P51800003208



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 (West). 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 West owes its hip vibe to trendy craft-beer bars and upscale global restaurants, as well as stylish cafes that serve chia juice and creative cocktails.

Post Office	Police Station	Municipal Ward
Bandra West	NA	Ward H West

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **6.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.4 Km**
- Bandra Metro Station, Swami Vivekananda Rd, Madam Wadi, Bandra West, Mumbai, Maharashtra 400050 **1.1 Km**
- Bandra Railway Station **1.3 Km**
- Bhabha Hospital **400 Mtrs**
- St. Andrews College of Arts, Science and Commerce **1.2 Km**
- Almeida Park **160 Mtrs**

LAND & APPROVALS

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

PLATINUM PARK REACH

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PLATINUM PARK REACH

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th July, 2021	0.15 Acre	3 BHK,Duplex

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	Sky Lounge / Bar
Eco Friendly Features	Waste Segregation,Landscaped Gardens

PLATINUM PARK REACH

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Park Reach	2	23	1	3 BHK	23
Park Reach	2	23	1	Duplex	23
First Habitable Floor				1 st floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA

PLATINUM PARK REACH

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1300 sqft
Duplex	2600 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble 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	NA

PLATINUM PARK REACH

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 67703.7	--	INR 88400000
Duplex	--	--	INR 182000000

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	NA	NA
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Bank of Baroda,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

PLATINUM PARK REACH

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	65

Connectivity	33
Infrastructure	66
Local Environment	30
Land & Approvals	44
Project	74
People	39
Amenities	36
Building	53
Layout	60
Interiors	45
Pricing	30
Total	48/100

PLATINUM PARK REACH

Disclaimer

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