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# PROP REPORT



**Raiaskaran Parthenon**

MahaRERA Number : P51800008444



## 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

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Andheri	NA	Ward K West

## Neighborhood & Surroundings

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **8 Km**
- Chhatrapati Shivaji Maharaj International Airport **7.3 Km**
- D.N. Nagar **650 Mtrs**
- Andheri Railway Station **2.8 Km**
- Kokilaben Dhirubai Ambani Hospital **800 Mtrs**
- Rajiv Gandhi Institute of Technology **1.9 Km**
- Infiniti Mall **2.1 Km**

# LAND & APPROVALS

## Legal Title Summary

The plot of land upon which the project has been constructed appears to be freehold. Ecstasy Realty and Housing Development and Infrastructure Ltd. have been identified as owners of the said land. A portion of the land has been handed over to MMRDA free of cost.

## Encumbrances

Portions of the project have unsold flat herein have been mortgaged to Catalyst Trusteeship Limited.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2019	3	1

# BUILDER & CONSULTANTS

With over 2 million square feet of development, Raiaskaran has steadily created its own segment in the market. The company, unlike most, creates spaces which facilitate a better quality of life for their inhabitants as opposed to creating mere facades of luxury. Mr. Shobhit J. Rajan, the director of Raiaskaran, is an industrialist with over 25 years of experience in business infrastructure and property development. Their strength lies in bridging the gap between good design and progressive technology, enabling them to deliver the most iconic, luxurious, and environmentally efficient projects. Including high-end residential, cutting edge commercial and grand retail and hospitality ventures. Their diversified projects match the highest international standards of quality and contemporary design.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2020	5261.05 Sqmt	4 BHK

## Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	Banquet Hall
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	32	2	4 BHK	64
Wing B	5	32	2	4 BHK	64
First Habitable Floor				NA	

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	3200 sqft
4 BHK	3200 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA

HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 125000000

**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



<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank,ICICI Bank,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.
January 2022	3142	29	INR 145000000	INR 46148.95
December 2021	3142	17	INR 120000000	INR 38192.23
December 2021	3770	2	INR 89100000	INR 23633.95
December 2021	3716	29	INR 145000000	INR 39020.45

<b>November 2021</b>	3142	12	INR 110700000	INR 35232.34
<b>October 2021</b>	3190	2	INR 120000000	INR 37617.55
<b>September 2021</b>	3828	2	INR 97500000	INR 25470.22
<b>September 2021</b>	3142	5	INR 102100000	INR 32495.23
<b>August 2021</b>	3828	4	INR 95000000	INR 24817.14
<b>July 2021</b>	3770	NA	INR 93600000	INR 24827.59
<b>June 2021</b>	3190	9	INR 90000000	INR 28213.17
<b>May 2021</b>	3770	2	INR 100000000	INR 26525.2
<b>April 2021</b>	3142	4	INR 93400000	INR 29726.29
<b>March 2021</b>	3189	5	INR 80000000	INR 25086.23
<b>March 2021</b>	3770	25	INR 145000000	INR 38461.54
<b>March 2021</b>	3190	27	INR 125000000	INR 39184.95
<b>March 2021</b>	3456	12	INR 91000000	INR 26331.02

<b>February 2021</b>	3828	17	INR 100000000	INR 26123.3
<b>February 2021</b>	3190	28	INR 152500000	INR 47805.64
<b>December 2020</b>	3190	8	INR 100000000	INR 31347.96

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## 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

<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	76
<b>People</b>	46
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	65
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>48/100</b>

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