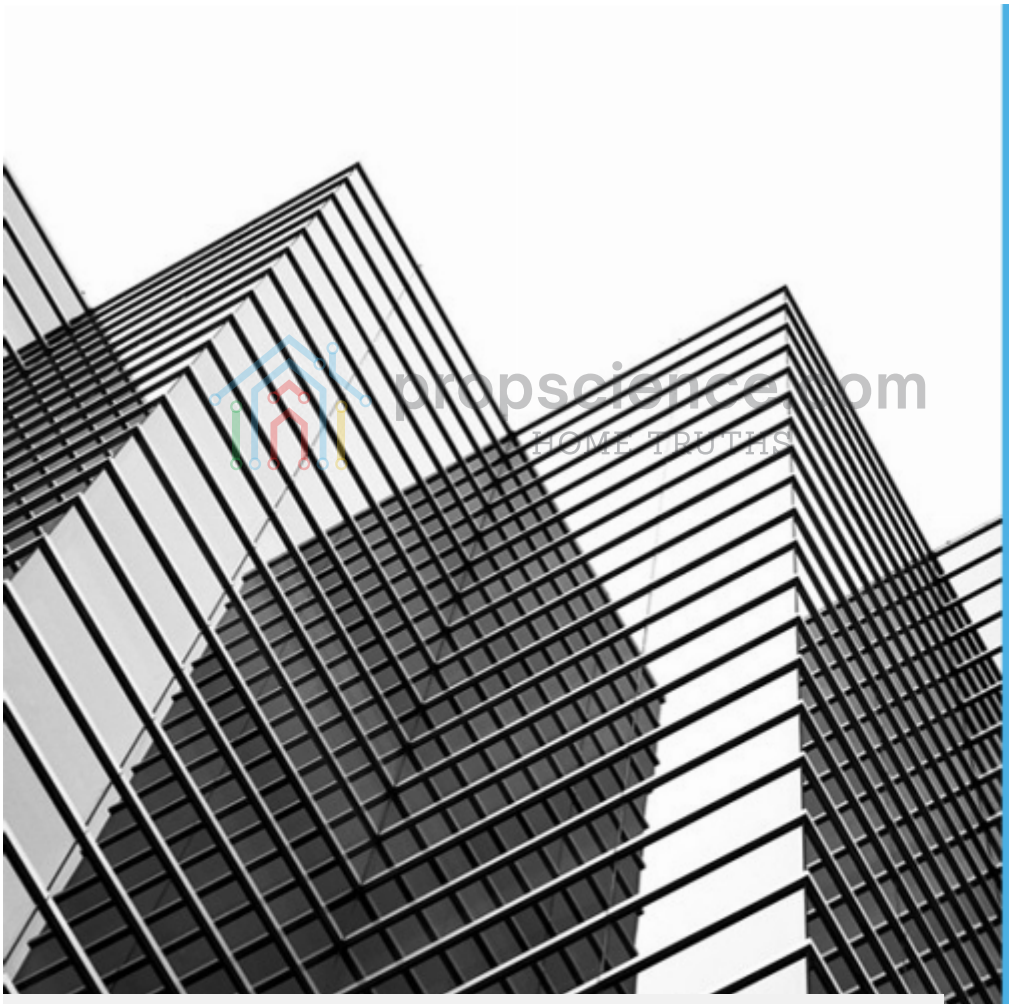
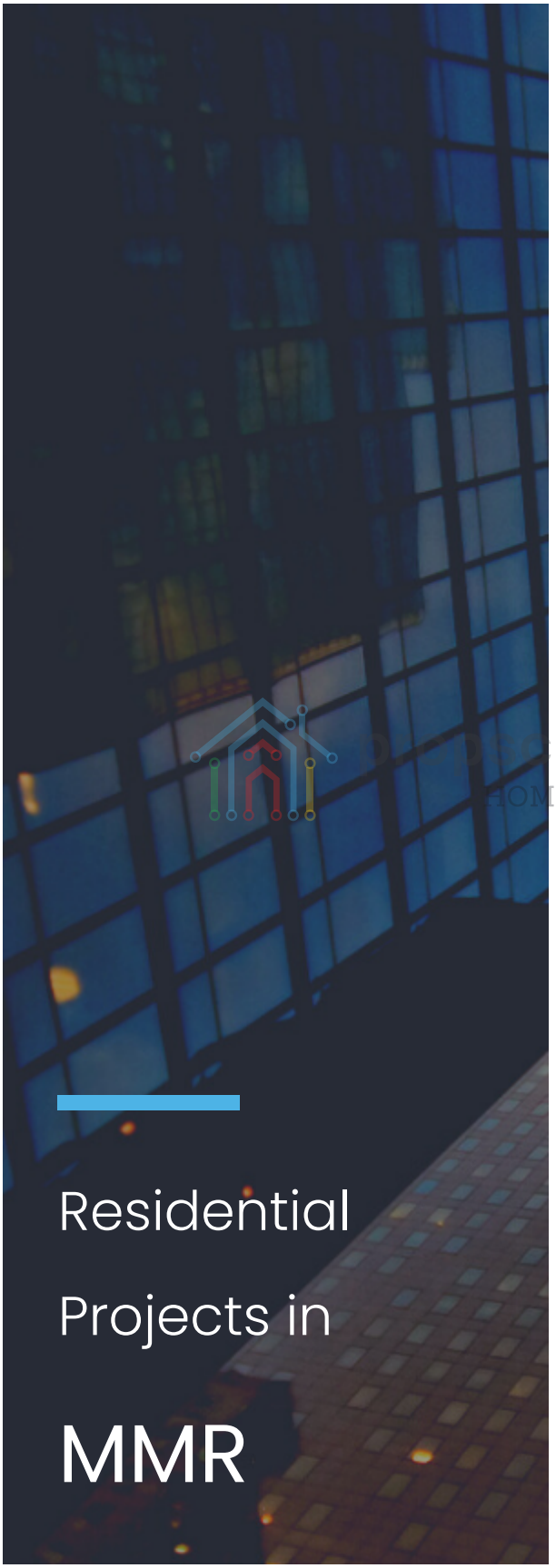
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PROP REPORT



RA Residences

MahaRERA Number : P51900001634



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.

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LOCATION

The project is in Dadar (East). Dadar is an important commercial and residential hub of Mumbai. Railway stations in Dadar connect to both the Suburban Railway Line and the Indian Railway Line making it a transit point for thousands of commuters daily. It also houses important inter-state bus terminals and railways stations. Dadar is popular for its shopping centres and educational institutes. Five Gardens Park is a popular recreational park in the area. The area is cosmopolitan with a vibrant mix of Hindus, Parsis, and Muslims. The Dadar Parsi Colony is known to have some of the most expansive residential buildings in the city.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Dadar Railway Station **850 m Km**
- Bombay Hospital **1.6 km Km**
- Shardashram Vidyamandir International School **2.1km Km**
- Broadway Shopping Center **1.8 km Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2020	3.15 Acre	3 BHK,4 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	46	2	3 BHK,4 BHK	92
Wing B	5	46	2	3 BHK,4 BHK	92

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
3 BHK	1838 sqft
4 BHK	2159 sqft
3 BHK	1838 sqft
4 BHK	2159 sqft

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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

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 40533.19	--	INR 74500000
4 BHK	INR 39370.08	--	INR 85000000

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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

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.
May 2022	1838	15	INR 55000000	INR 29923.83
April 2022	2104	22	INR 64500000	INR 30655.89
March 2022	1838	12	INR 55000000	INR 29923.83

February 2022	1838	15	INR 50100000	INR 27257.89
January 2022	1753	24	INR 57900000	INR 33029.09
December 2021	2104	24	INR 57000000	INR 27091.25
November 2021	1838	11	INR 56000000	INR 30467.9
November 2021	1838	12	INR 68500000	INR 37268.77
November 2021	2159	29	INR 63250000	INR 29295.97
October 2021	1768	6	INR 54000000	INR 30542.99
September 2021	2159	33	INR 59000000	INR 27327.47
August 2021	1838	13	INR 51150000	INR 27829.16
August 2021	2159	41	INR 60300000	INR 27929.6
July 2021	1838	10	INR 55850000	INR 30386.29

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July 2021	2159	27	INR 62000000	INR 28717
June 2021	2159	28	INR 66500000	INR 30801.3
May 2021	2117	19	INR 48500000	INR 22909.78
March 2021	2159	42	INR 80000000	INR 37054.19
March 2021	1838	10	INR 58300000	INR 31719.26
February 2021	2159	36	INR 70000000	INR 32422.42

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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	55

Connectivity	30
Infrastructure	66
Local Environment	30
Land & Approvals	50
Project	70
People	30
Amenities	42
Building	53
Layout	60
Interiors	30
Pricing	30
Total	**46/100**

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RA RESIDENCES

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