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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.

## 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             |



## 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

| 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

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Tennis Court,Swimming Pool,Jogging Track,Kids Play Area    |
| <b>Leisure</b>                    | NA   |
| <b>Business &amp; Hospitality</b> | NA   |
| <b>Eco Friendly Features</b>      | 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         |


|                         |    |
|-------------------------|----|
| 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    |
|---------------|---------------|-----------------|--------------|
| 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 |
|----|----|----|

|                            |   |
|----------------------------|---|
| <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> | NA  |

### Transaction History

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



## 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    |

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

|   |               |
|---|---------------|
| <b>Connectivity</b>   | 30            |
| <b>Infrastructure</b>   | 66            |
| <b>Local Environment</b>  | 30            |
| <b>Land &amp; Approvals</b>   | 50            |
| <b>Project</b>  | 70            |
| <b>People</b>   | 30            |
| <b>Amenities</b>  | 42            |
|  <b>Building</b> | 53            |
| <b>Layout</b>   | 60            |
| <b>Interiors</b>  | 30            |
| <b>Pricing</b>  | 30            |
| <b>Total</b>  | <b>46/100</b> |

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