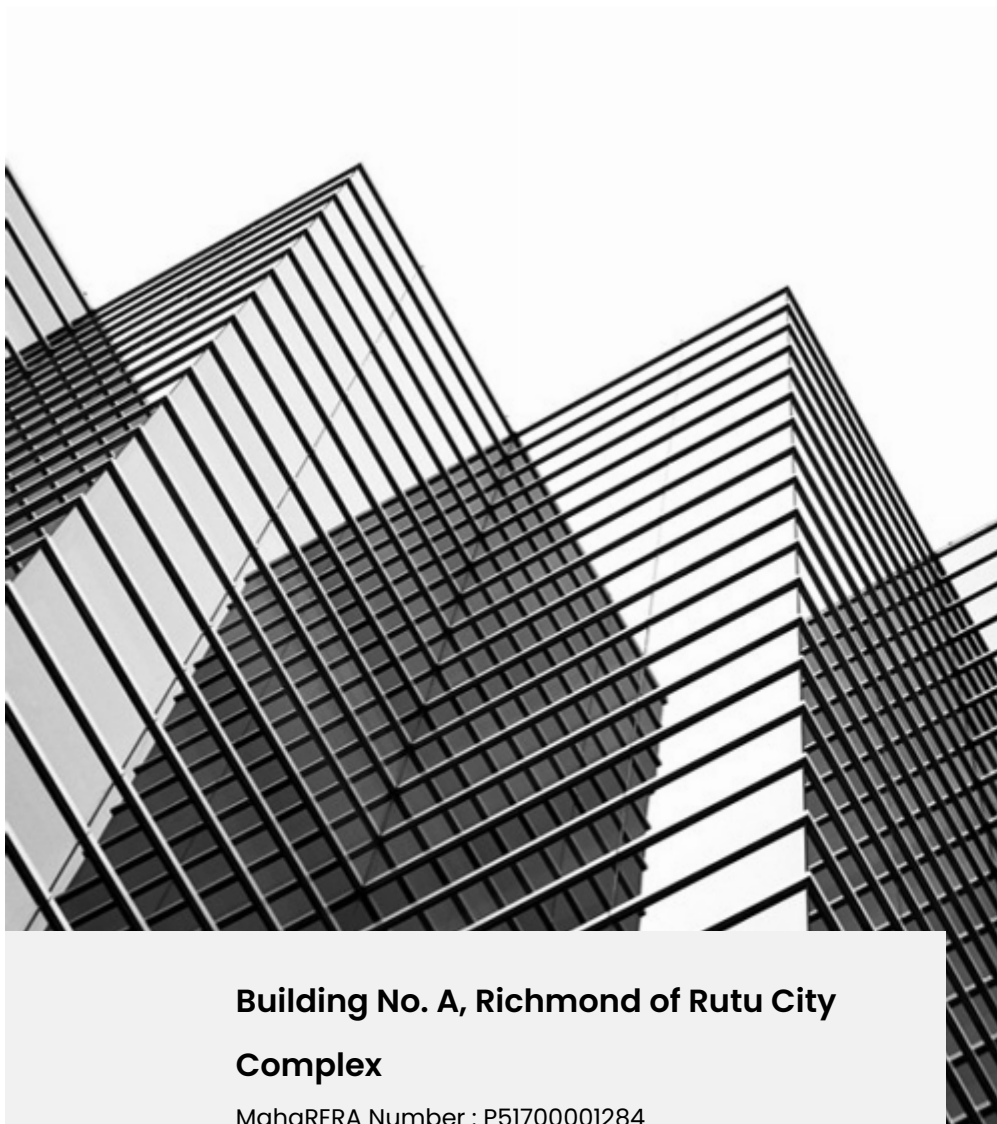


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PROP REPORT



**Building No. A, Richmond of Rutu City
Complex**

MahaRERA Number : P51700001284



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.

BUILDING NO. A,
RICHMOND OF RUTU CITY
COMPLEX

LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 190 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.4 Km**
- Kavesar **900 Mtrs**
- Bramand Metro Station **4.6 Km**
- Thane Railway Station **10.4 Km**
- Godbunder Road **900 Mtrs**
- Hiranandani Hospital **3.6 Km**
- Orchids The International School **4.1 Km**
- Viviana Mall **8.2 Km**
- D Mar,Kavesar, **900 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

A distinguished civil engineer and a charismatic leader, Mr. Pratap Patel is the force behind Rutu Group which has been a successful and innovative frontrunner in the real estate industry since 1979. The Group has become a reputed real estate brand having completed more than 40 + housing projects in and around Mumbai, Thane, Kalyan & Ahmedabad and provided living solutions to more than 10,000 families across 10 million sq. ft.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	4940 Sqmt	1 BHK, 2 BHK

Project Amenities

Sports	Kids Play Area, Gymnasium
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Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

BUILDING NO. A,
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building No A Richmond of Rutu City Complex	3	30	8	1 BHK,2 BHK	240

First Habitable Floor	2nd
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Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design

- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire cylinders, CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift, Auto Rescue Device (ARD)

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	490 sqft
2 BHK	667 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles, Anti Skid Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

BUILDING NO. A,
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 15102.04	--	INR 7400000
2 BHK	INR 14992.5	--	INR 10000000

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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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.
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February 2022	452	28	INR 7300000	INR 16150.44
January 2022	446	26	INR 7200000	INR 16143.5
January 2022	452	28	INR 7250000	INR 16039.82
January 2022	429	23	INR 7230000	INR 16853.15
March 2021	452	25	INR 6286000	INR 13907.08
March 2021	452	24	INR 6379000	INR 14112.83
February 2021	452	24	INR 6140000	INR 13584.07
February 2021	452	8	INR 6151000	INR 13608.41
February 2021	452	25	INR 6379000	INR 14112.83
January 2021	429	22	INR 5900000	INR 13752.91
January 2021	622	26	INR 9000000	INR 14469.45

January 2021	429	13	INR 6350000	INR 14801.86
August 2020	452	6	INR 6241000	INR 13807.52
August 2020	429	6	INR 5615700	INR 13090.21
July 2020	452	2	INR 6151000	INR 13608.41
June 2020	622	13	INR 8757000	INR 14078.78
March 2020	429	9	INR 5575000	INR 12995.34
February 2020	452	18	INR 6062000	INR 13411.5
January 2020	429	10	INR 5900000	INR 13752.91
January 2020	622	21	INR 8445000	INR 13577.17

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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	73
Connectivity	73
Infrastructure	56
Local Environment	90
Land & Approvals	56
Project	76
People	56
Amenities	42

Building	82
Layout	56
Interiors	63
Pricing	40
Total	63/100

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