

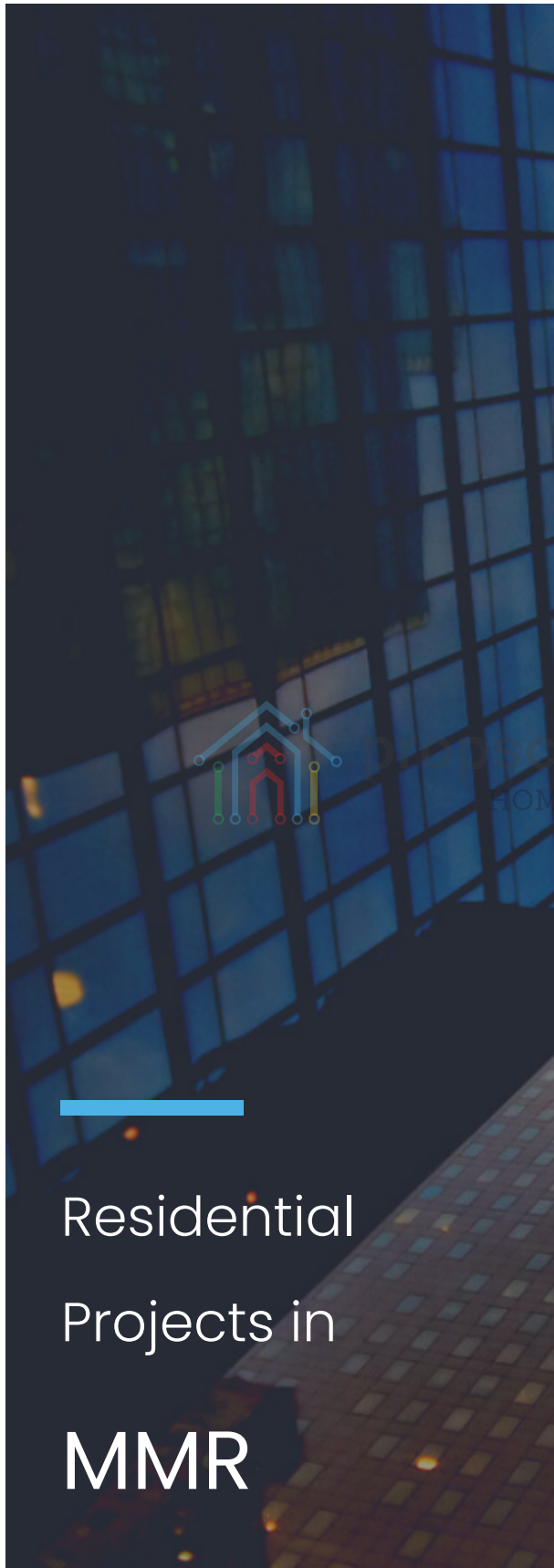
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PROP REPORT



Rassaz Greens

MahaRERA Number : P51700008730



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | 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 84 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.3 Km**
- Ramdev Chauraha **190 Mtrs**
- Miraroad Railway Station **1.7 Km**
- Mira Bhayandar Road **700 Mtrs**
- Thunga Hospital **900 Mtrs**
- Sardar Vallabhbhai Patel Vidyalaya **450 Km**
- Rassaz Multiplex **1.5 Km**
- D Mart **3.0 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS



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HOME TRUTHS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 31st December, 2020

4 Acre

1 BHK,2 BHK,3 BHK

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Cricket Pitch,Multipurpose Court,Tennis Court,Putting Green,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Amphitheatre,Senior Citizen Zone,Deck Area,Sit-out Area |
| Business & Hospitality | Banquet Hall,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| B Wing | 2 | 10 | 4 | 1 BHK,2 BHK | 40 |

| | | | | | |
|--------|---|----|---|-------------|----|
| C Wing | 2 | 18 | 4 | 1 BHK,2 BHK | 72 |
| D Wing | 2 | 18 | 4 | 1 BHK,2 BHK | 72 |
| E Wing | 2 | 18 | 4 | 1 BHK,2 BHK | 72 |

| | |
|-----------------------|-----|
| First Habitable Floor | 2nd |
|-----------------------|-----|

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators



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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 385 sqft |
| 2 BHK | 648 sqft |

| | |
|-------|----------|
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| | |
|---|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
|  Views Available | Road View / No View |

| | |
|---|---|
| Flooring | Vitrified Tiles, Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |
| Finishing | NA |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |

White Goods

Modular Kitchen

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 1 BHK | INR 20000 | -- | INR 7700000 |
| 2 BHK | INR 18209.88 | -- | INR 11800000 |

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 600000 | NA |

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,ICICI Bank,SBI Bank |

Transaction History

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

RASSAZ GREENS

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 | 83 |
| Infrastructure | 78 |
| Local Environment | 100 |

| | |
|--|---------------|
| Land & Approvals | 50 |
| Project | 66 |
| People | 39 |
| Amenities | 76 |
| Building | 65 |
| Layout | 46 |
| Interiors | 55 |
|  Pricing | 40 |
| Total | 64/100 |

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