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# PROP REPORT



**Ruparel Zion**

MahaRERA Number : P51900014944



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 Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings SOME TRUTHS

### Connectivity & Infrastructure

- Sion Railway Station **1.4 Km**
- Lokmanya Tilak Municipal General Hospital **1.1 Km**
- Ramnarain Ruia College **3.1 Km**

## LAND & APPROVALS

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

RUPAREL ZION

## BUILDER & CONSULTANTS

Ruparel Realty is a Mumbai based real estate firm founded by Mr Mahendra Karsandas Purparel in the year 2000. The company has successfully constructed and delivered over 20lac square feet of residential space in Mumbai and Greater Mumbai. At present they have projects spanning over 6 million square feet in Mumbai and Navi Mumbai. In its two decades of existence, the company has created a niche for themselves in the industry with their quality construction and detailed designs.



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2021

0.2 Acre

2 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	Senior Citizen Zone
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ruparel Zion	2	21	2	2 BHK	42

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
2 BHK	692 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA


<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 36127.17	--	INR 25000000

**Disclaimer:** Prices mentioned are approximate value and subject to change.



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HOME TRUTHS

GST	Stamp Duty	Registration
0%	0%	0
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

**Bank Approved  
Loans**

NA

### **Transaction History**

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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	48
<b>Infrastructure</b>	44
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	58

<b>Project</b>	65
<b>People</b>	38
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	45
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>45/100</b>



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HOME TRUTHS

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