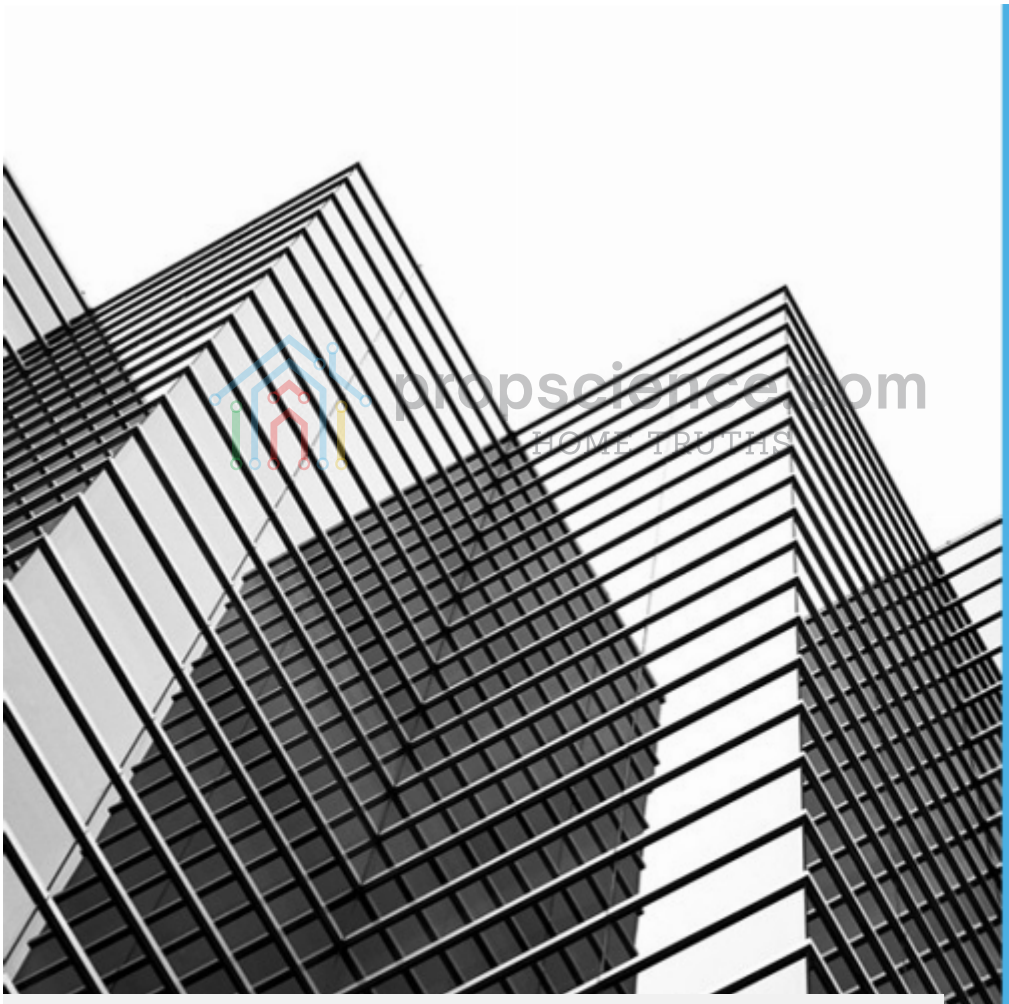
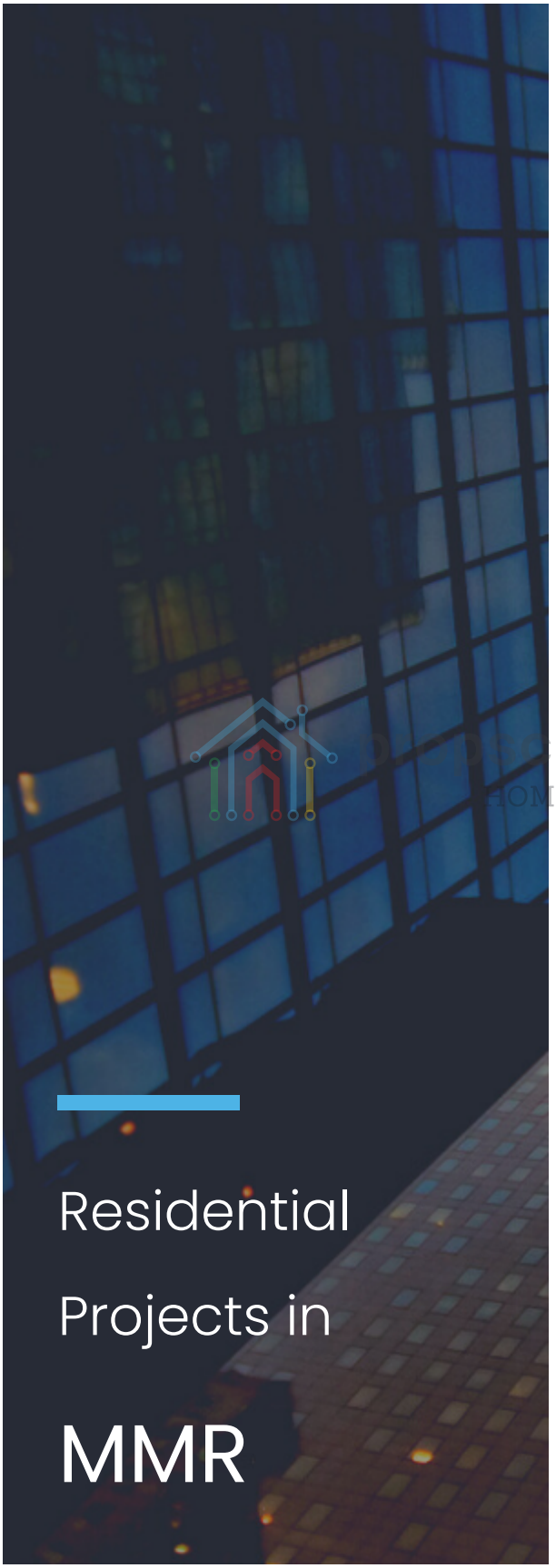
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PROP REPORT



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.

Propscience.com HOME TRUTHS

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

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

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

RUPAREL ZION

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.

propscience.com
HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUPAREL ZION

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2021	0.2 Acre	2 BHK

Project Amenities

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

RUPAREL ZION

BUILDING LAYOUT

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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

RUPAREL ZION

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	692 sqft

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HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	NA

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

Technology	NA
White Goods	Modular Kitchen

RUPAREL ZION

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

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.

RUPAREL ZION

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.

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HOME TRUTHS

Category	Score
Place	65
Connectivity	48
Infrastructure	44
Local Environment	30
Land & Approvals	58

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

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HOME TRUTHS

RUPAREL ZION

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HOME TRUTHS

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