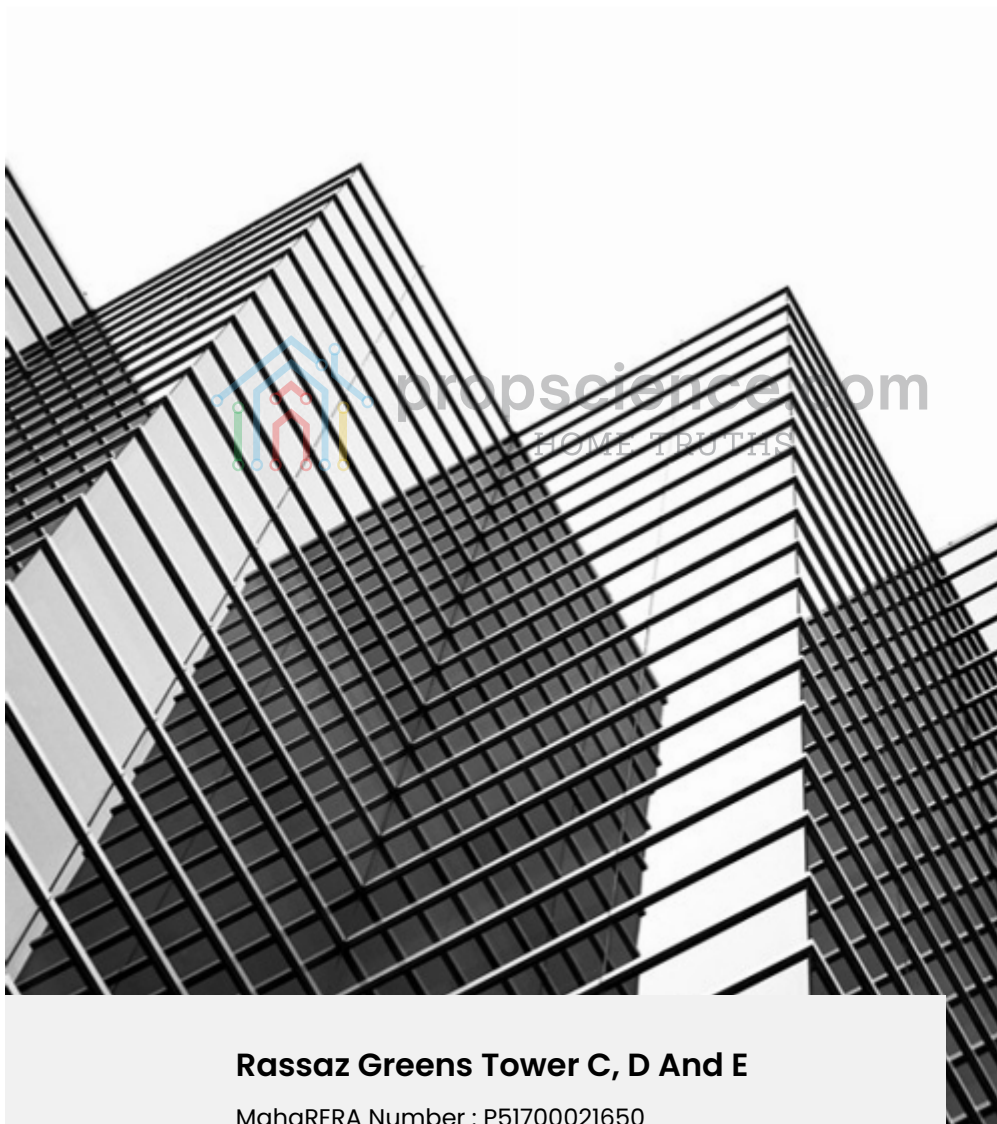


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# PROP REPORT



**Rassaz Greens Tower C, D And E**

MahaRERA Number : P51700021650



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.

RASSAZ GREENS TOWER C,  
D AND E

## 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
kainkiya post	Kanikya	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**
- Bhayandar East Railway Station **2.4 Km**
- Mira Bhayandar Road **700 Mtrs**
- Thunga Hospital **900 Mtrs**
- Sardar Vallabhbai Patel Vidyalaya **450 Mtrs**
- Rassaz Multiplex **1.5 Km**
- D Mart **3.0 Km**

RASSAZ GREENS TOWER C,  
D AND E

## LAND & APPROVALS

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

RASSAZ GREENS TOWER C,  
D AND E

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RASSAZ GREENS TOWER C,  
D AND E

## PROJECT & AMENITIES

Time Line	Size	Typography
2025 Ready to move	5960.87 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Water Bodies / Koi Ponds,Green Zone,Water Storage

RASSAZ GREENS TOWER C,  
D AND E

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
TOWER C	2	15	4	2 BHK,3 BHK	60
TOWER D	2	15	4	1 BHK,2 BHK	60
TOWER E	2	21	4	1 BHK,2 BHK	84

First Habitable Floor	2nd
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## 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

RASSAZ GREENS TOWER C,  
D AND E

## FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK	653 sqft
3 BHK	807 sqft
1 BHK	391 sqft
2 BHK	654 sqft
1 BHK	391 sqft
2 BHK	654 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
 <b>Views Available</b>	propscience.com HOME TRUTHS Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision

<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

RASSAZ GREENS TOWER C,  
D AND E

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 12143.74	INR 7929862	INR 7929862 to 7942005
3 BHK	INR 12143.74	INR 9800000	INR 9800000
1 BHK	INR 12143.74	INR 4748202	INR 4748202

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 35000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 600000	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IndusInd Bank,Kotak Bank,Punjab & Sind Bank,SBI Bank,YES Bank

### Transaction History

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



## 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
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Place	73
Connectivity	83
Infrastructure	92
Local Environment	100
Land & Approvals	50
Project	65
People	39
Amenities	70
Building	65
Layout	58
Interiors	73
Pricing	40
Total	67/100



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HOME TRUTHS

RASSAZ GREENS TOWER C,  
D AND E

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