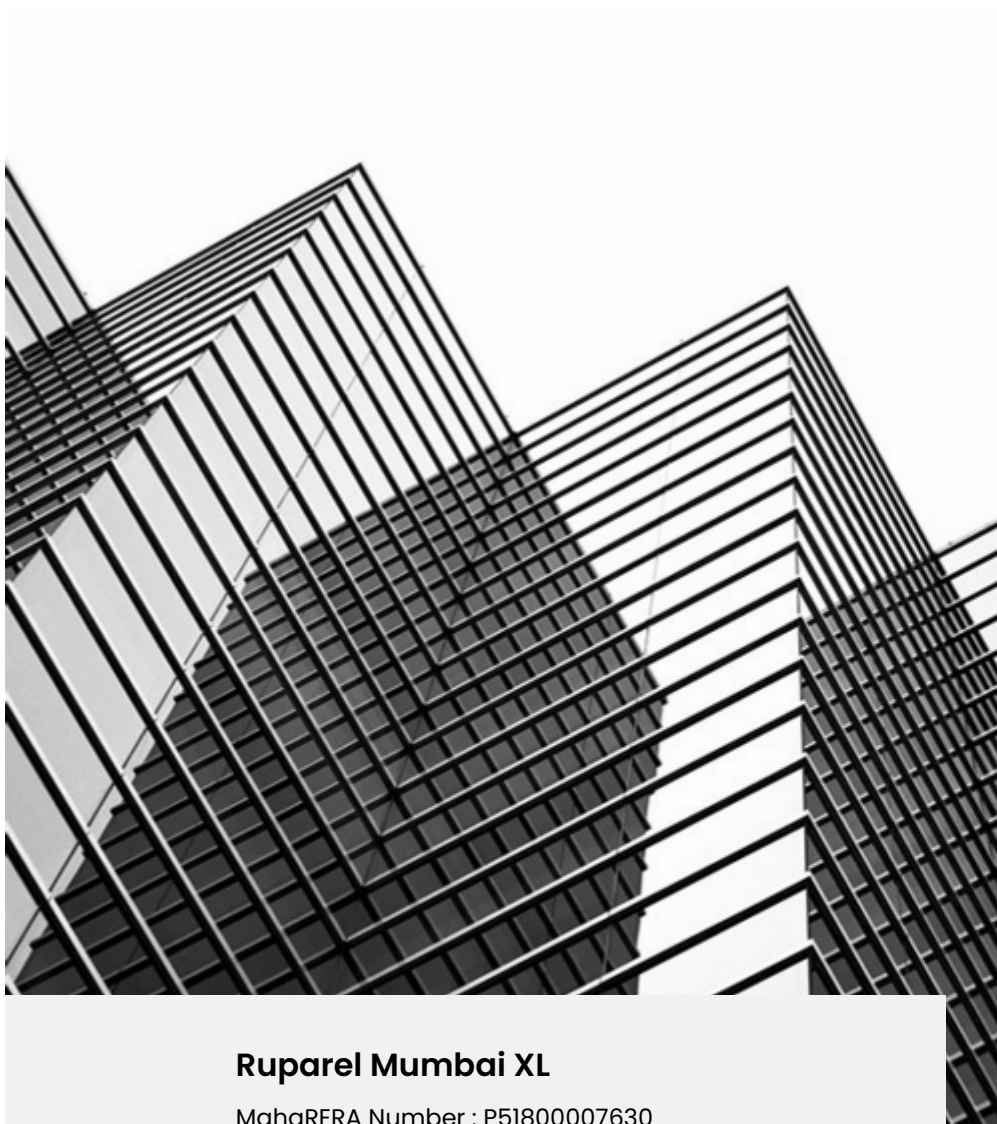


propscience.com

# PROP REPORT



**Ruparel Mumbai XL**

MahaRERA Number : P51800007630



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
Kandivali West	Kandivali Police Station	Ward R South

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 58 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **16.2 Km**
- Charkop Bus Station **4.1 Km**
- Kandivali Railway Station **2.4 Km**
- Western Express Highway **7.8 Km**
- Chavan Hospital **1.5 Km**
- Thakur International School **1.0 Km**
- Growel's 101 Mall **6.0 Km**
- D Mart **1.40 Km**

# LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	NA	18

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RUPAREL MUMBAI XL

# BUILDER & CONSULTANTS

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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
ICICI Bank	NA	NA

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RUPAREL MUMBAI XL

# PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st December, 2025	1 Acre	2 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Gym,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Water Storage,Solar Pannel

RUPAREL MUMBAI XL

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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West Sky	7	59	8	2 BHK	472
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First Habitable Floor	1st floor
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## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift

RUPAREL MUMBAI XL

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	620 - 775 sqft

Floor To Ceiling Height	Between 9 and 10 feet
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Views Available	Water Body / City Skyline
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Flooring	Marble Flooring,Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
<b>HVAC Service</b>	VRV / VRF System
<b>Technology</b>	NA
<b>White Goods</b>	NA

RUPAREL MUMBAI XL

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 14900000 to 19800000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	0%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 300000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
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<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Standard Chartered Bank,Tata Capital,YES Bank
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### Transaction History

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

RUPAREL MUMBAI XL

## ANNEXURE A



Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	619	NA	INR 11047619	INR 17847.53
February 2022	616	NA	INR 12666667	INR 20562.77
January 2022	616	NA	INR 12380952	INR 20098.95
January 2022	622	NA	INR 13509524	INR 21719.49
January 2022	709	NA	INR 14761905	INR 20820.74
December 2021	681	16	INR 12000000	INR 17621.15
December 2021	619	NA	INR 13428571	INR 21693.98
December 2021	709	NA	INR 12508571	INR 17642.55
November 2021	681	NA	INR 13428000	INR 19718.06

<b>November 2021</b>	709	NA	INR 13428572	INR 18940.16
<b>November 2021</b>	681	NA	INR 12571429	INR 18460.25
<b>October 2021</b>	619	NA	INR 13180952	INR 21293.95
<b>October 2021</b>	681	NA	INR 13247619	INR 19453.19
<b>October 2021</b>	780	NA	INR 15047619	INR 19291.82

RUPAREL MUMBAI XL

## 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**

<b>Place</b>	55
<b>Connectivity</b>	55
<b>Infrastructure</b>	78
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	30
<b>Project</b>	76
<b>People</b>	55
<b>Amenities</b>	86
<b>Building</b>	57
<b>Layout</b>	63
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>63/100</b>

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