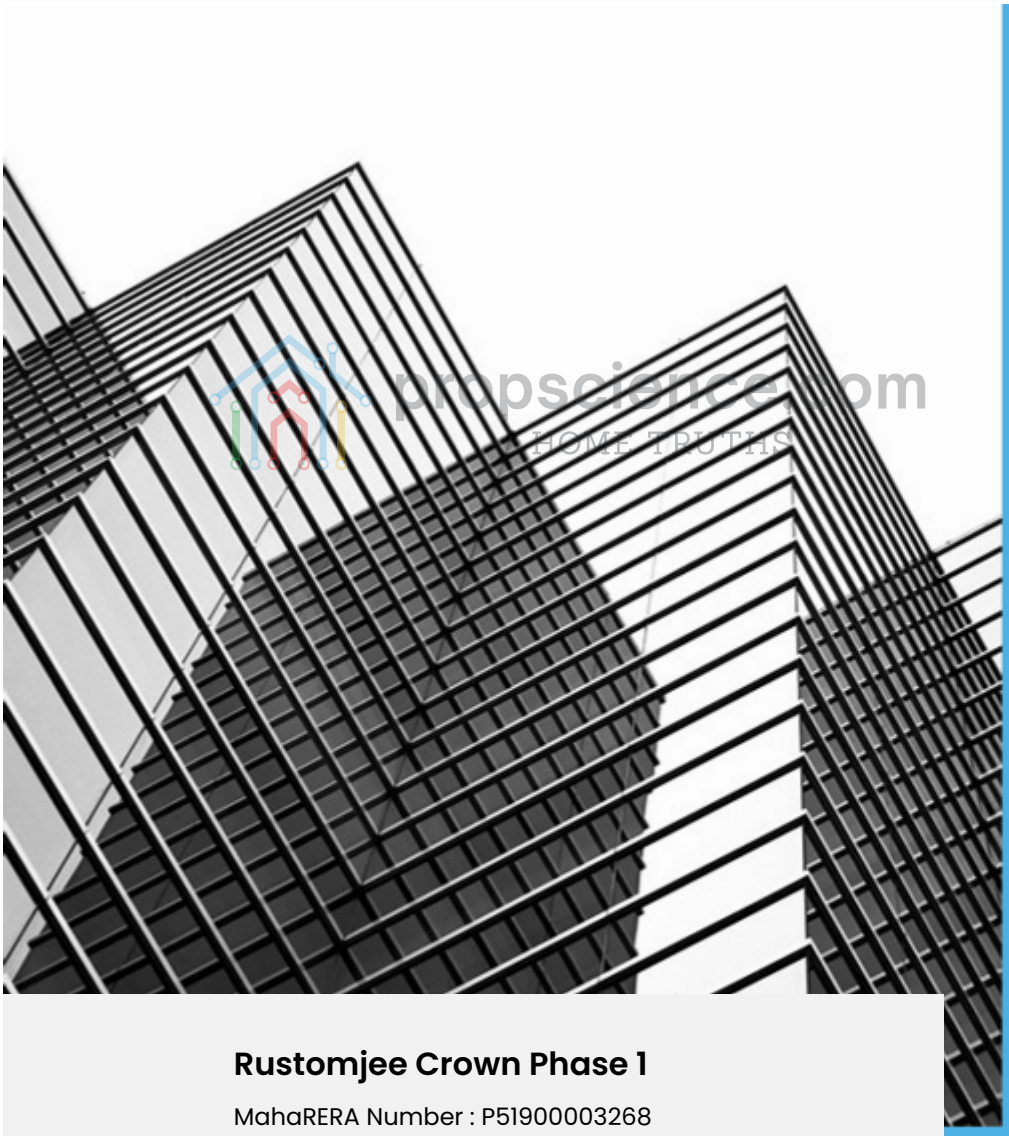
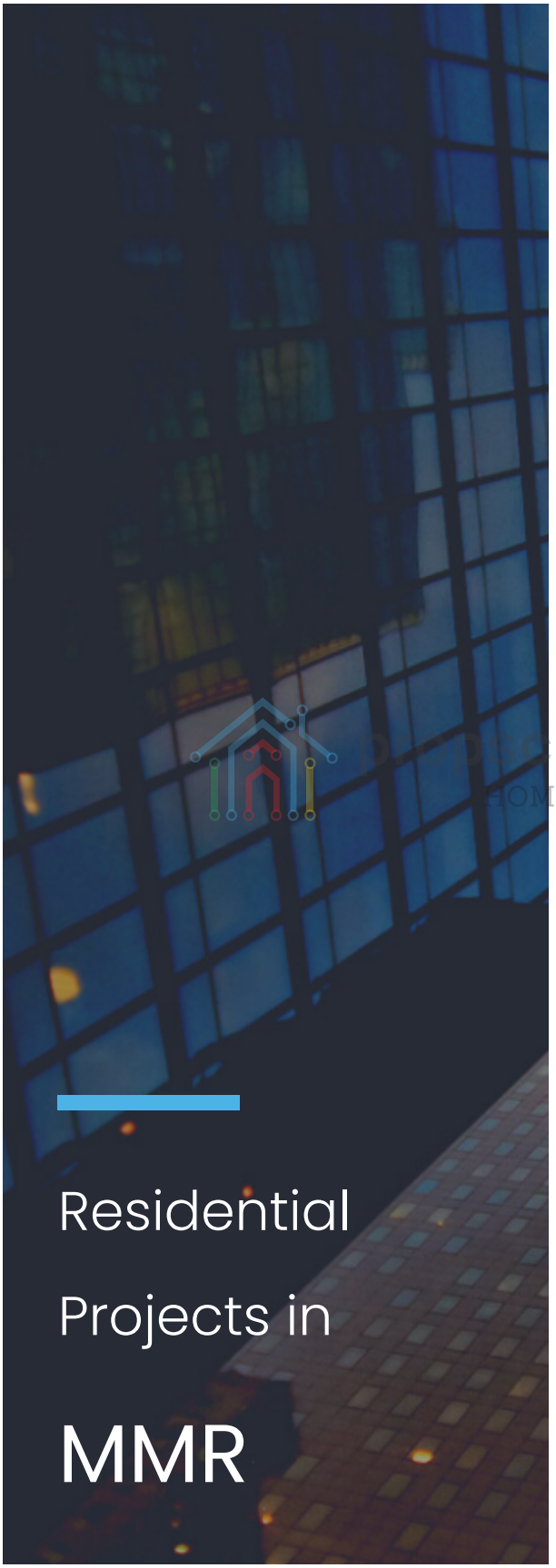
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PROP REPORT



Rustomjee Crown Phase 1

MahaRERA Number : P51900003268



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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LOCATION

The project is in Prabhadevi. Prabhadevi is a small affluent neighbourhood of Mumbai City, situated between Dadar to the north, Worli to the south and the Arabian Sea to the west. It begins starts at Sayani Road Junction and ends at Babasaheb Worlikar Chowk. The famous Siddhivinayak Temple and Prabhadevi Temple are in this neighbourhood. The area is also home to popular artistic centres such as the Saffron Art Gallery and Ravindra Natya Mandir Theatre.

Post Office	Police Station	Municipal Ward
Gokhale Road	NA	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 80 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **11.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **12.90 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **3.10 Km**
- Prabhadevi Railway Station **850 Mtrs**
- Eastern Express Hwy, Maharashtra **4.20 Km**
- King Edward Memorial Hospital **1.7 Km**
- LS Raheja School Of Arts **1.8 Km**
- High Street Phoenix **3.2 Km**
- Trip Market LLP, Naman Midtown, "A" Wing, 21th- Floor B/H Kamgar Kala Kendra, Senapati Bapat Marg, West, Prabhadevi, Mumbai, Maharashtra 400013 **800 Mtrs**

RUSTOMJEE CROWN
PHASE 1

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	14	5

RUSTOMJEE CROWN
PHASE 1

BUILDER & CONSULTANTS

Founded in the year 1996, Rustomjee is a formidable real estate development company in Mumbai. Headed by Mr. Boman R. Irani, a first-generation developer, the company has excelled in the real estate industry in short period of time. They have successfully delivered 230 buildings, developed 16 million square feet of real estate space and two integrated townships. They have provided home to over 12,300 families. The Rustomjee Group has delivered residential projects for all market segments with budget / affordable options in the outskirts of Mumbai city and luxury residences in the heart of the financial capital. Mr. Irani was named real estate person of the year in 2017 and is currently the National Vice President with the Confederation of Real Estate Developers Association of India (CREDAI) and the Maharashtra Chamber of Housing Industry (MHCI – CREDAI).

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	Larsen & Toubro Limited

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RUSTOMJEE CROWN
PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	5.75 Acre	3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room
Business & Hospitality	Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

RUSTOMJEE CROWN PHASE 1

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	10	68	4	4 BHK,5 BHK	272
Tower B	10	68	4	4 BHK,5 BHK	272

First Habitable Floor	11 th floor

Services & Safety

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

RUSTOMJEE CROWN
PHASE 1

FLAT INTERIORS

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Configuration	RERA Carpet Range
4 BHK	1907 - 2024 sqft
5 BHK	2475 - 2512 sqft
4 BHK	1907 - 2024 sqft
5 BHK	2475 - 2512 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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RUSTOMJEE CROWN PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 57000	INR 108699000	INR 108699000 to 115368000

5 BHK	INR 57000	INR 141075000	INR 141075000 to 143184000

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 1600000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

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Transaction History

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

RUSTOMJEE CROWN PHASE 1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	2129	24	INR 93564661	INR 43947.7
October 2022	1738	33	INR 79294596	INR 45624.05
October 2022	1738	25	INR 72358453	INR 41633.17
September 2022	2474	28	INR 137460000	INR 55561.84
September 2022	1339	NA	INR 66376817	INR 49571.93
September 2022	2511	NA	INR 182862768	INR 72824.68
September 2022	1421	NA	INR 67314882	INR 47371.49
September 2022	1349	NA	INR 53116817	INR 39374.96

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September 2022	1963	31	INR 109100000	INR 55578.2
September 2022	1334	NA	INR 54941864	INR 41185.81
September 2022	1580	NA	INR 75057732	INR 47504.89
September 2022	1963	NA	INR 80164201	INR 40837.6
August 2022	1404	NA	INR 59920593	INR 42678.49
August 2022	1338	NA	INR 60809196	INR 45447.83
August 2022	2485	NA	INR 87969344	INR 35400.14
July 2022	1586	NA	INR 62693326	INR 39529.21
July 2022	1922	NA	INR 91700254	INR 47710.85
July 2022	1544	19	INR 58760254	INR 38057.16
June 2022	1334	NA	INR 53620577	INR 40195.34
June 2022	1409	NA	INR 61969739	INR 43981.36

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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.

Category	Score
Place	65
Connectivity	63
Infrastructure	92
Local Environment	90
Land & Approvals	48
Project	73
People	83

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Amenities	76
Building	53
Layout	64
Interiors	73
Pricing	30
Total	**67/100**

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