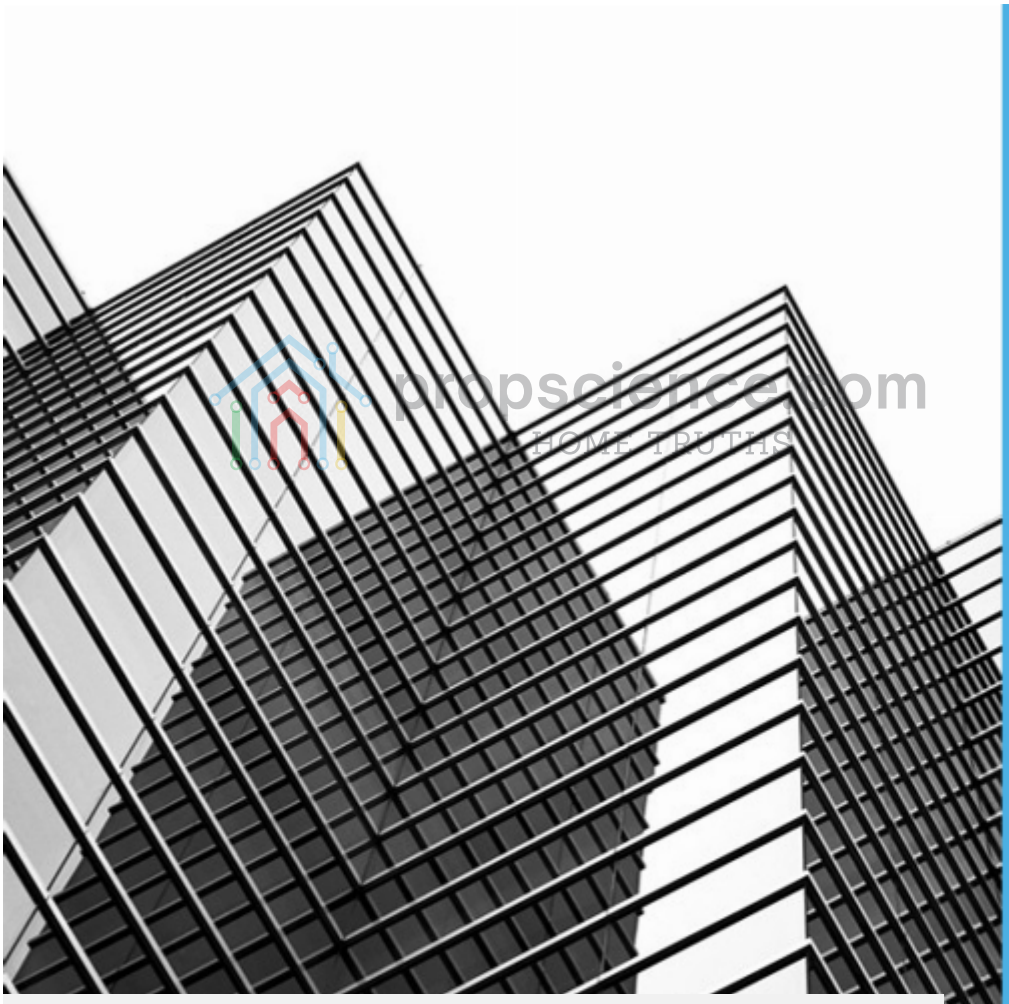
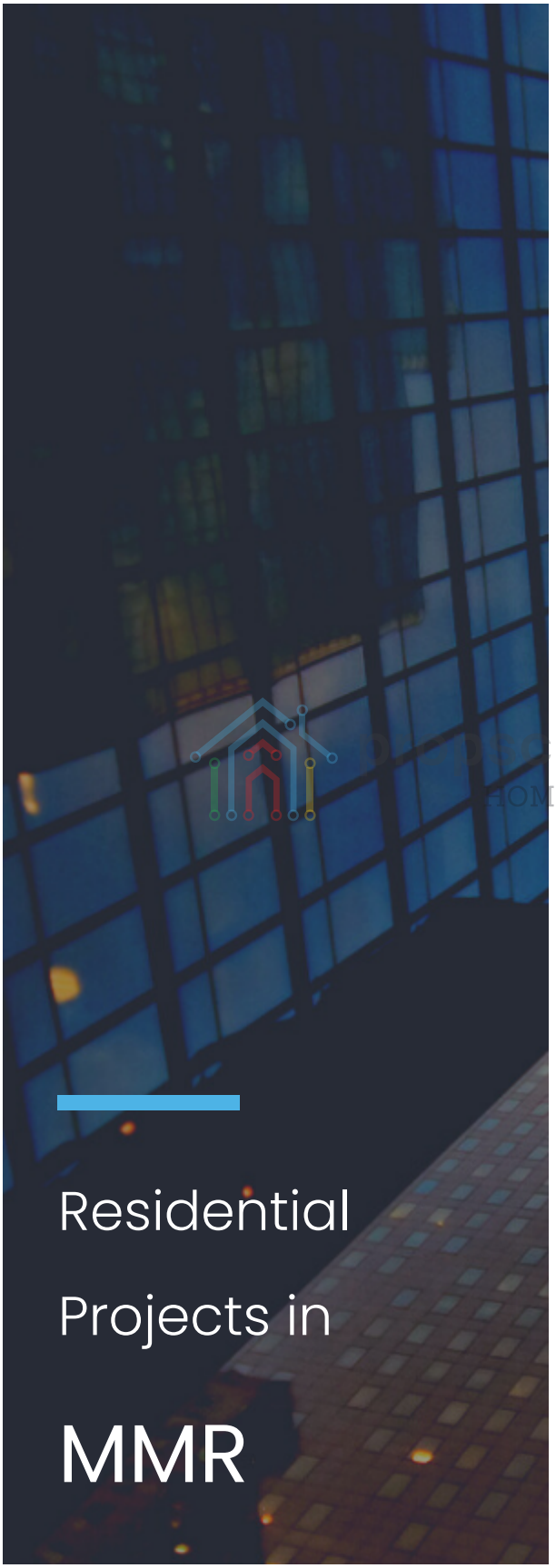
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PROP REPORT



Rustomjee Seasons - Wing A

MahaRERA Number : P51800001433



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.

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LOCATION

The project is in Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Bandra East	BKC Police Station	Ward H East

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HOME TRUTHS

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 239 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **6 Km**
- Chhatrapati Shivaji Maharaj International Airport **10 Km**
- MMRDA Bus Stop **1.3 Km**
- Bandra East Station **2 Km**
- S.V. Road **3.6 Km**
- Asian Heart Institute **3.1 Km**
- Chetana College **600 Mtrs**
- Cinemax **350 Mtrs**
- A to Z Supermarket **150 Mtrs**

RUSTOMJEE SEASONS - WING A

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	2

RUSTOMJEE SEASONS - WING A

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REAL ESTATE INSIGHTS

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

IDBI Trusteeship Services Limited	NA	NA

RUSTOMJEE SEASONS - WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2020	3.82 Acre	3 BHK,4 BHK

Project Amenities

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HOME TRUTHS

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Day Care,Sky Lounge / Bar,Restaurant / Cafe
Eco Friendly Features	Landscaped Gardens,STP Plant

RUSTOMJEE SEASONS - WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	22	4	3 BHK,4 BHK	88

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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HOME TRUTHS

RUSTOMJEE SEASONS - WING A

FLAT INTERIORS

Configuration	RERA Carpet Range

3 BHK	1235 sqft
4 BHK	1650 - 1836 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,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled
White Goods	Geyser

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HOME PROPS

RUSTOMJEE SEASONS - WING A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 64777.33	--	INR 80000000
4 BHK	INR 66363.64	--	INR 109500000 to 126800000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
0%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

Bank Approved Loans	Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

RUSTOMJEE SEASONS - WING A

ANNEXURE A

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HOME TRUTHS

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	1004	NA	INR 45566600	INR 45385.06
March 2022	1144	NA	INR 53000000	INR 46328.67
March 2022	1144	NA	INR 53502716	INR 46768.11
February 2022	1277	21	INR 56000000	INR 43852.78
January 2022	1144	NA	INR 54006406	INR 47208.4
December 2021	1056	NA	INR 49843387	INR 47200.18

November 2021	1144	NA	INR 51777750	INR 45260.27
November 2021	1371	18	INR 82000000	INR 59810.36
October 2021	2120	NA	INR 115600000	INR 54528.3
October 2021	1283	9	INR 66000000	INR 51441.93
September 2021	1141	NA	INR 56000000	INR 49079.75
September 2021	1928	NA	INR 54219800	INR 28122.3
August 2021	1056	NA	INR 48474000	INR 45903.41
August 2021	1284	NA	INR 49553847	INR 38593.34
July 2021	1144	NA	INR 52463291	INR 45859.52
July 2021	1711	1	INR 81281222	INR 47505.1
July 2021	1711	NA	INR 90399400	INR 52834.25
June 2021	1141	NA	INR 53565055	INR 46945.71

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HOME TRUTHS

June 2021	1141	NA	INR 51774600	INR 45376.51
June 2021	1141	NA	INR 47850000	INR 41936.9

RUSTOMJEE SEASONS – WING 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.

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Category	Score
Place	48
Connectivity	73
Infrastructure	92
Local Environment	83
Land & Approvals	54

Project	85
People	65
Amenities	62
Building	80
Layout	68
Interiors	73
Pricing	40
Total	**68/100**

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HOME TRUTHS

RUSTOMJEE SEASONS - WING A

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