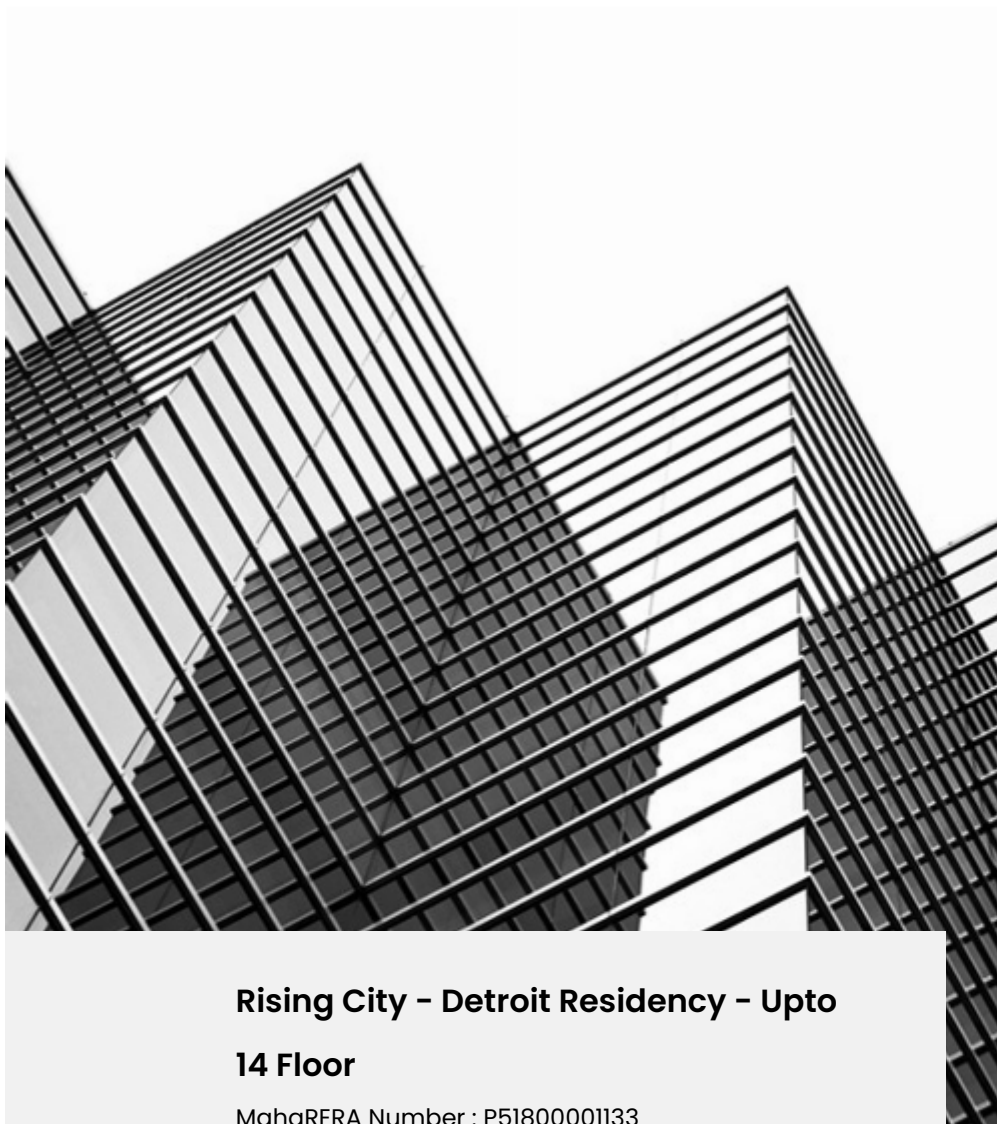


propscience.com

# PROP REPORT



**Rising City - Detroit Residency - Upto**

**14 Floor**

MahaRERA Number : P51800001133



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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FLOOR

## LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 88 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.9 Km**
- Vidya Bhavan School Bus Stop **2.6 Km**
- Chembur Monorail Station **3.8 Km**
- Ghatkopar Metro Station **4.7 Km**
- Chembur Railway Station **4.0 Km**
- Sion-Panvel Highway **8.6 Km**
- Zen Multi Speciality Hospital **4.8 Km**
- RBK International Academy **1.6 Km**
- R City Mall **6.8 Km**
- D Mart **6.0 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	4

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## BUILDER & CONSULTANTS

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2024	1 Acre	2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone

<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Laundromat,Barbeque Pit,Day Care,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,STP Plant

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rising City - Detroit Residency - Upto 14 Floor	4	19	8	2 BHK,3 BHK	152

<b>First Habitable Floor</b>	1st Floor
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### Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	600 - 614 sqft
3 BHK	921 - 925 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	INR 15000000	INR 16533000 to 16918070
3 BHK	INR 25000	INR 23025000	INR 25362105 to 25472125

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



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

<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,Bajaj Finance Ltd,Bank of India,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	55
<b>Infrastructure</b>	50
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	64
<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	78
<b>Building</b>	67
<b>Layout</b>	56
<b>Interiors</b>	55

<b>Pricing</b>	50
<b>Total</b>	<b>60/100</b>

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