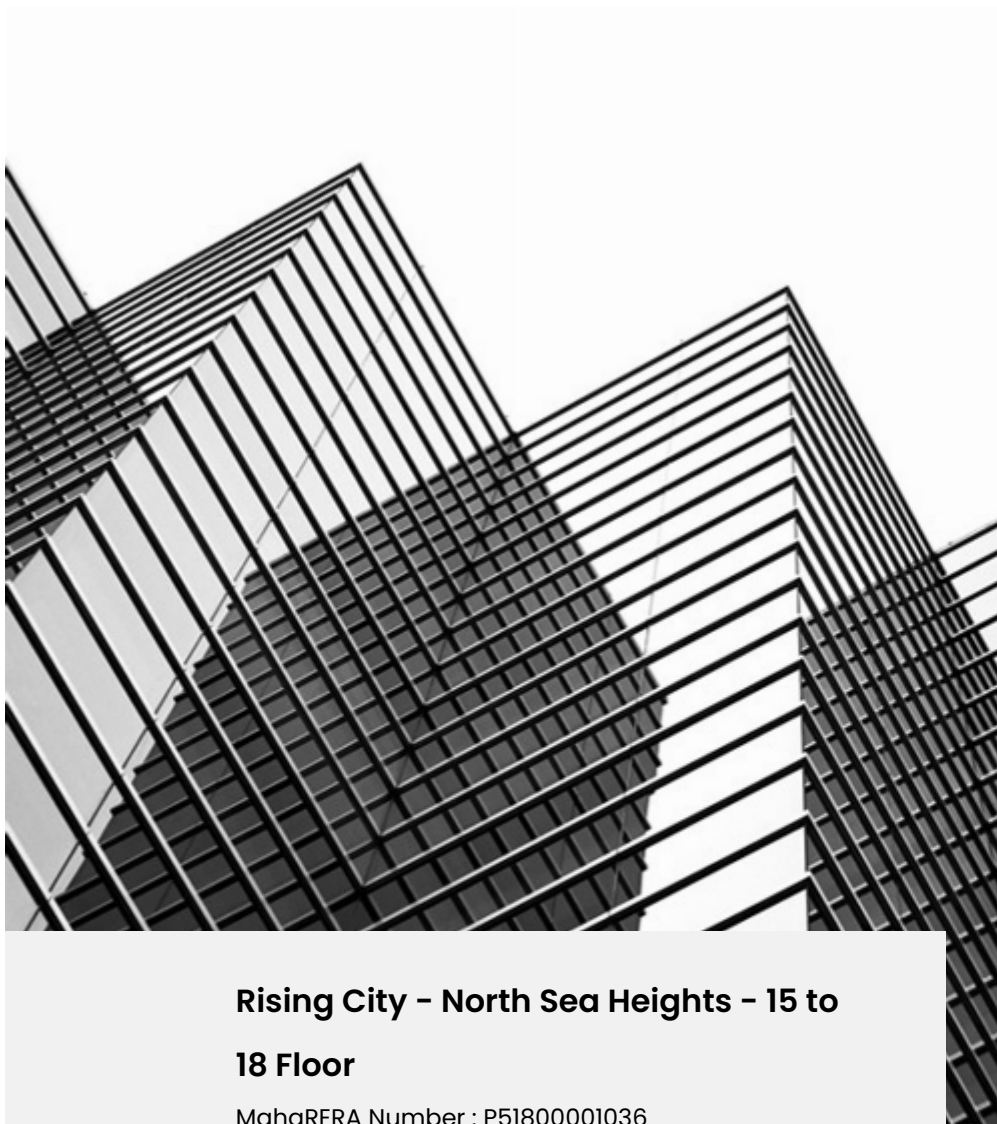


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# PROP REPORT



**Rising City - North Sea Heights - 15 to**

**18 Floor**

MahaRERA Number : P51800001036



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.

RISING CITY - NORTH SEA  
HEIGHTS - 15 TO 18 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 44 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.9 Km**
- Pune Vidya Bhavan High School Bus Stop **2.6 Km**
- Chembur Monorail Station **3.8 Km**
- Vivo Ghatkopar Metro Station **4.7 Km**
- Chembur Railway Station **3.2 Km**
- Eastern Express Highway **4.7 Km**
- Zen Multi Speciality Hospital **4.6 Km**
- RBK International Academy **1.6 Km**
- R City Mall **6.8 Km**
- Apna Bazar **2.8 Km**

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RISING CITY - NORTH SEA  
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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

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RISING CITY - NORTH SEA  
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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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RISING CITY - NORTH SEA  
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## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 30th December, 2024	1.5 Acre	2 BHK,3 BHK,3.5 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Visitor's Room,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Water Storage,STP Plant

RISING CITY - NORTH SEA  
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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rising City - North Sea Heights - 15 to 18 Floor	4	19	5	2 BHK,3 BHK,3.5 BHK	95

First Habitable Floor	1st Floor
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## Services & Safety

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

RISING CITY - NORTH SEA  
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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	833 - 856 sqft

3 BHK	976 - 1023 sqft
3.5 BHK	1103 - 1124 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, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Home Automation, WIFI enabled
<b>White Goods</b>	Chimney & Hob, Modular Kitchen, Air Conditioners, Washing Machine & Dryer

RISING CITY - NORTH SEA  
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 25000	INR 27575000	INR 30368015 to 30945620
2 BHK	INR 25000	INR 20825000	INR 23574280 to 222941665
3 BHK	INR 25000	INR 24400000	INR 26874880 to 28167615

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR Rs. 5Psf

<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
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

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HEIGHTS – 15 TO 18 FLOOR

## 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	55
Connectivity	63
Infrastructure	64

<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	64
<b>Project</b>	61
<b>People</b>	39
<b>Amenities</b>	84
<b>Building</b>	69
<b>Layout</b>	67
<b>Interiors</b>	90
<b>Pricing</b>	50
<b>Total</b>	<b>65/100</b>

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RISING CITY – NORTH SEA  
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