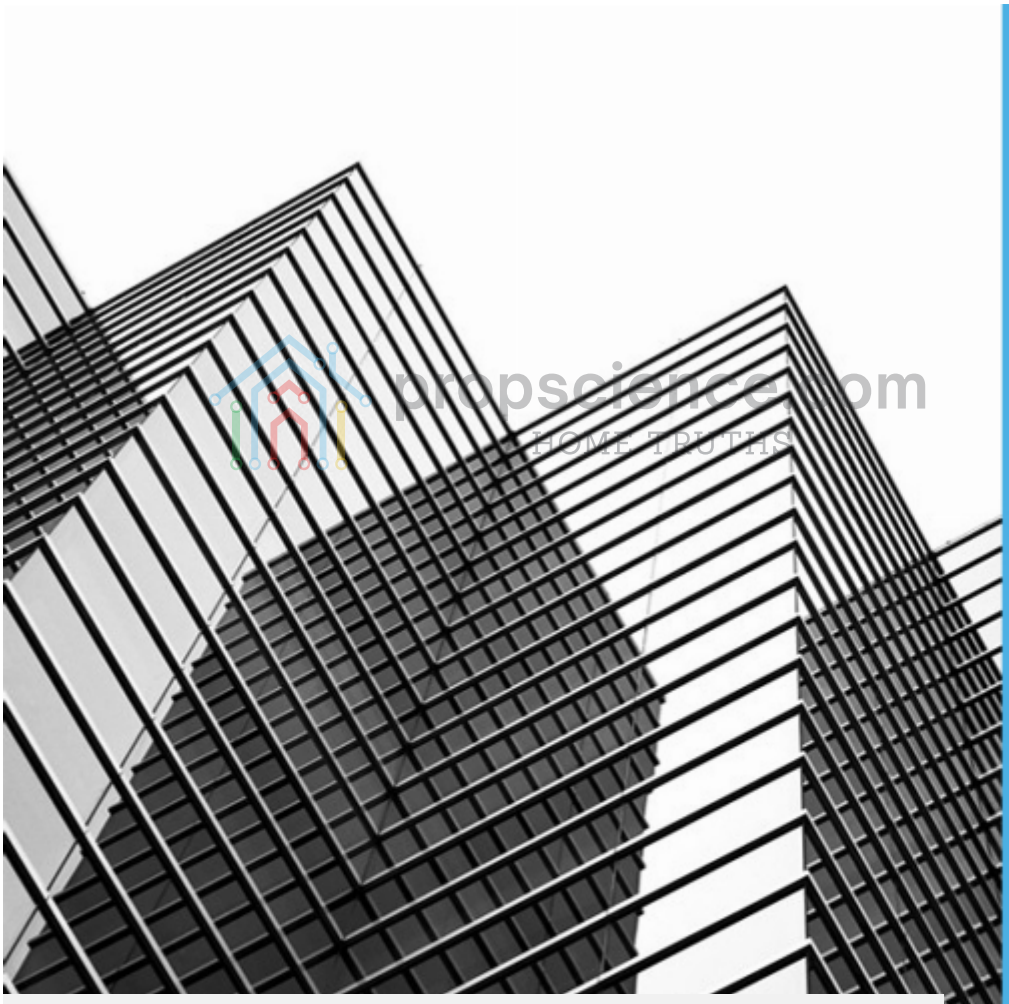
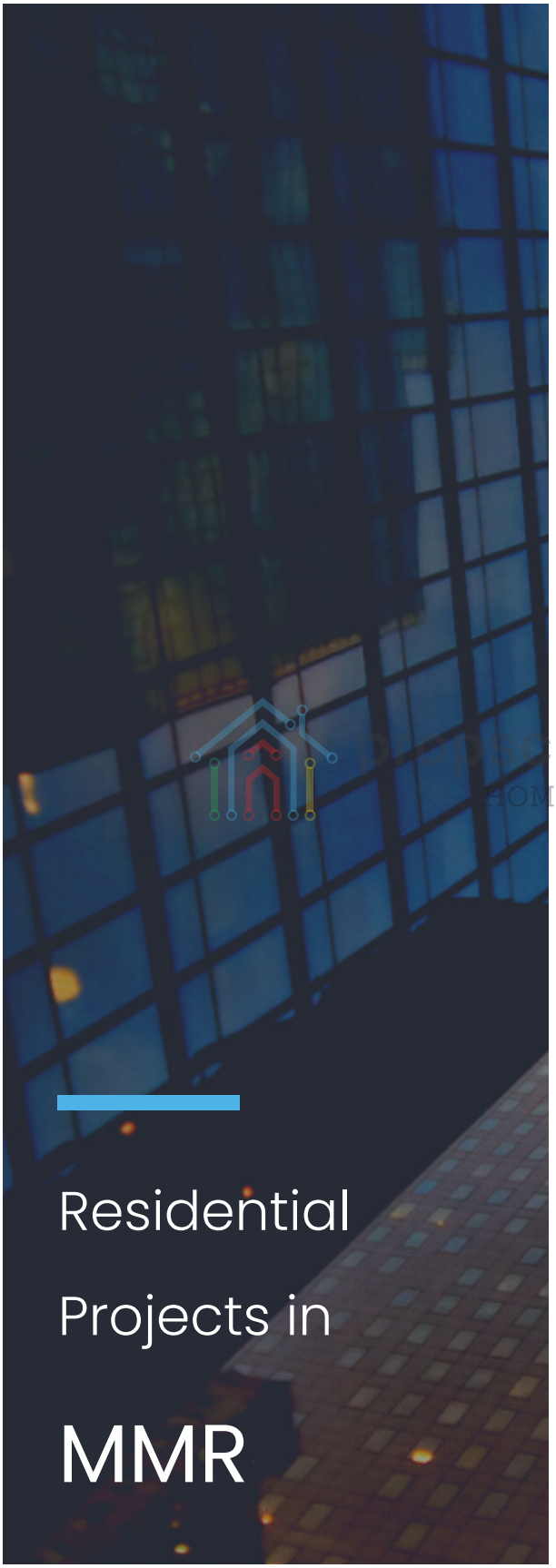
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PROP REPORT



Rustomjee Bella

MahaRERA Number : P51800029526



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 Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name rom 'bhandupeshwas', one of the names of the hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup West	NA	Ward S

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 74 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.1 Km**
- Bharat Petroleum, Petrol Pump -Mahavir Auto, S-86, PLOT NO, 3, Maruti Mandir Rd, Bhandup, Subhash Nagar, Bhandup West, Mumbai, Maharashtra 400078 **240 Mtrs**
- Bhandup, Bhandup Station **2.1 Km**
- Lal Bahadur Shastri Rd **1 Km**
- Fortis Hospital Mulund **1.6 Km**
- GS Shetty International School **1 Km**
- Neptune Magnet Mall **2.5 Km**
- Oasis Super Market **1.6 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	3	1

RUSTOMJEE BELLA

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).

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	2 Acre	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	NA
Eco Friendly Features	NA

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RUSTOMJEE BELLA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	3	19	5	1 BHK,2 BHK	95
Wing D	3	19	5	1 BHK,2 BHK	95

First Habitable Floor	5 th Floor

Services & Safety

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

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RUSTOMJEE BELLA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	326.47 - 425.07 sqft
2 BHK	529.15 - 576.41 sqft

1 BHK	326.47 - 402.68 sqft
2 BHK	519.47 - 576.41 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen,Air Conditioners

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RUSTOMJEE BELLA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22565.36	INR 7508859	INR 8524497 to 11292309
2 BHK	INR 23499.95	INR 12207560	INR 13770364 to 15265108

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

GST	Stamp Duty	Registration
5%	5%	INR 39000

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REAL TRUTHS

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank

Transaction History

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

RUSTOMJEE BELLA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	529	14	INR 11014821	INR 20821.97
February 2022	576	4	INR 11555868	INR 20062.27
January 2022	419	14	INR 9171313	INR 21888.58
January 2022	403	7	INR 8476414	INR 21033.29
January 2022	403	5	INR 8060043	INR 20000.11
December 2021	529	10	INR 11348123	INR 21452.03
December 2021	403	18	INR 8671741	INR 21517.97

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December 2021	403	8	INR 8597218	INR 21333.05
November 2021	519	6	INR 10389413	INR 20018.14
November 2021	576	10	INR 12277533	INR 21315.16
November 2021	528	13	INR 10924425	INR 20690.2
October 2021	359	9	INR 6976664	INR 19433.6
October 2021	403	17	INR 8307288	INR 20613.62
October 2021	529	19	INR 11295218	INR 21352.02
October 2021	425	8	INR 8662927	INR 20383.36
September 2021	576	13	INR 11856754	INR 20584.64
September 2021	403	5	INR 8254940	INR 20483.72

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September 2021	576	16	INR 12317882	INR 21385.21
August 2021	576	7	INR 12035441	INR 20894.86
February 2019	419	15	INR 9127290	INR 21783.51

RUSTOMJEE BELLA

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	63
Connectivity	83
Infrastructure	86
Local Environment	80

Land & Approvals	56
Project	70
People	56
Amenities	56
Building	53
Layout	63
Interiors	53
Pricing	40
Total	**63/100**

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RUSTOMJEE BELLA

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