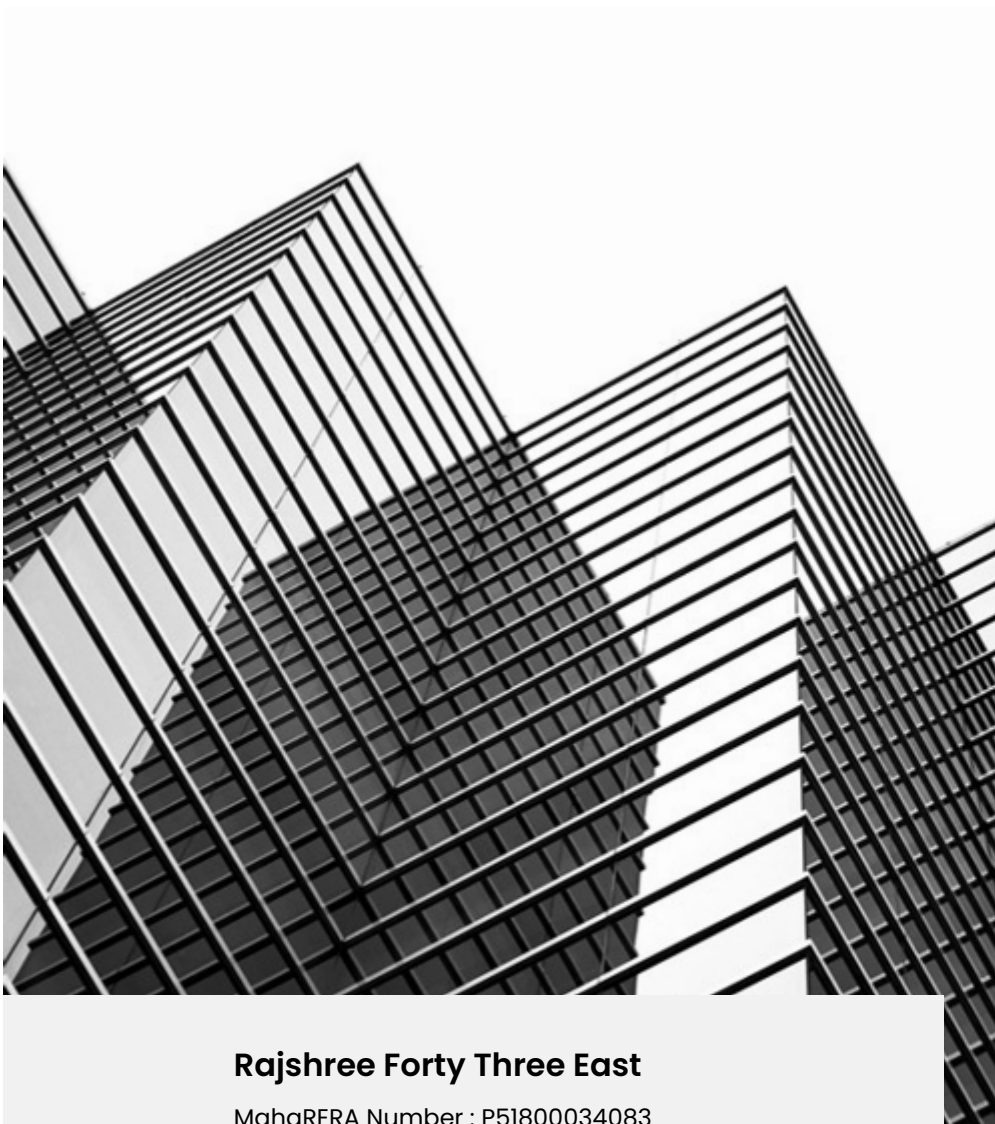


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# PROP REPORT



**Rajshree Forty Three East**

MahaRERA Number : P51800034083



## 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.

## 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 41 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.6 Km**
- Ganesh Mandir Bus Stop **550 Mtrs**
- Vivo Ghatkopar Metro Station **850 Mtrs**
- Ghatkopar Railway Station **1.6 Km**
- Eastern Express Highway **1.2 Km**
- Parakh Hospital **1.6 Km**
- The Universal School **1.8 Km**
- R City Mall **2.4 Km**
- Apna Bazar **1.9 Km**

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RAJSHREE FORTY THREE  
EAST

## 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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RAJSHREE FORTY THREE  
EAST

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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RAJSHREE FORTY THREE  
EAST

## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 30th June, 2025	0.22 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

RAJSHREE FORTY THREE EAST

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rajshree Forty Three East	2	16	4	1 BHK,2 BHK,3 BHK	64

First Habitable Floor

Ground Floor

## Services & Safety

- **Security** : NA
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

RAJSHREE FORTY THREE  
EAST

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	435 sqft
2 BHK	506 – 642 sqft
3 BHK	828 – 868 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

RAJSHREE FORTY THREE  
EAST

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9900000
2 BHK	--	--	INR 11500000 to 14700000
3 BHK	--	--	INR 22200000

**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	INR 800000	NA

<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>	HDFC Bank

### Transaction History

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

RAJSHREE FORTY THREE  
EAST

## 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	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	55
People	39
Amenities	36
Building	63
Layout	40
Interiors	30
Pricing	50

**Total**

**55/100**

RAJSHREE FORTY THREE  
EAST

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