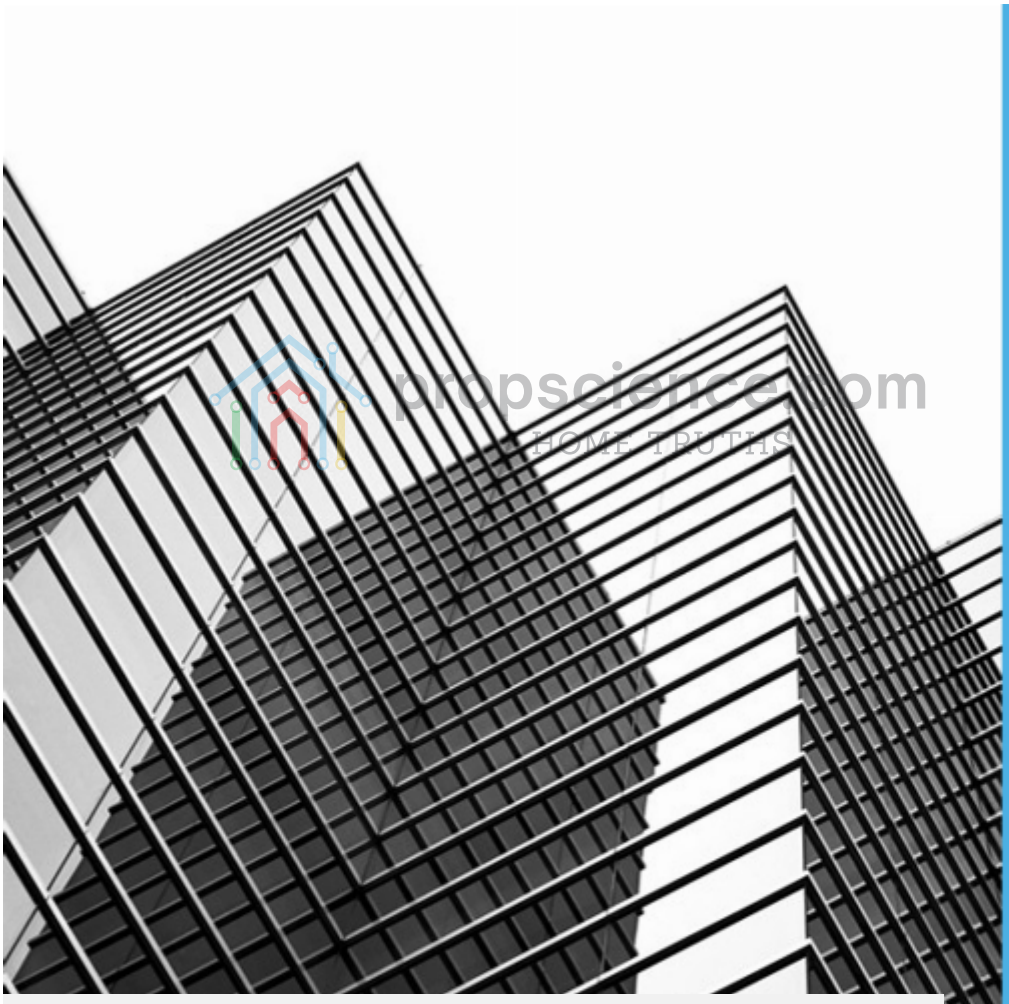
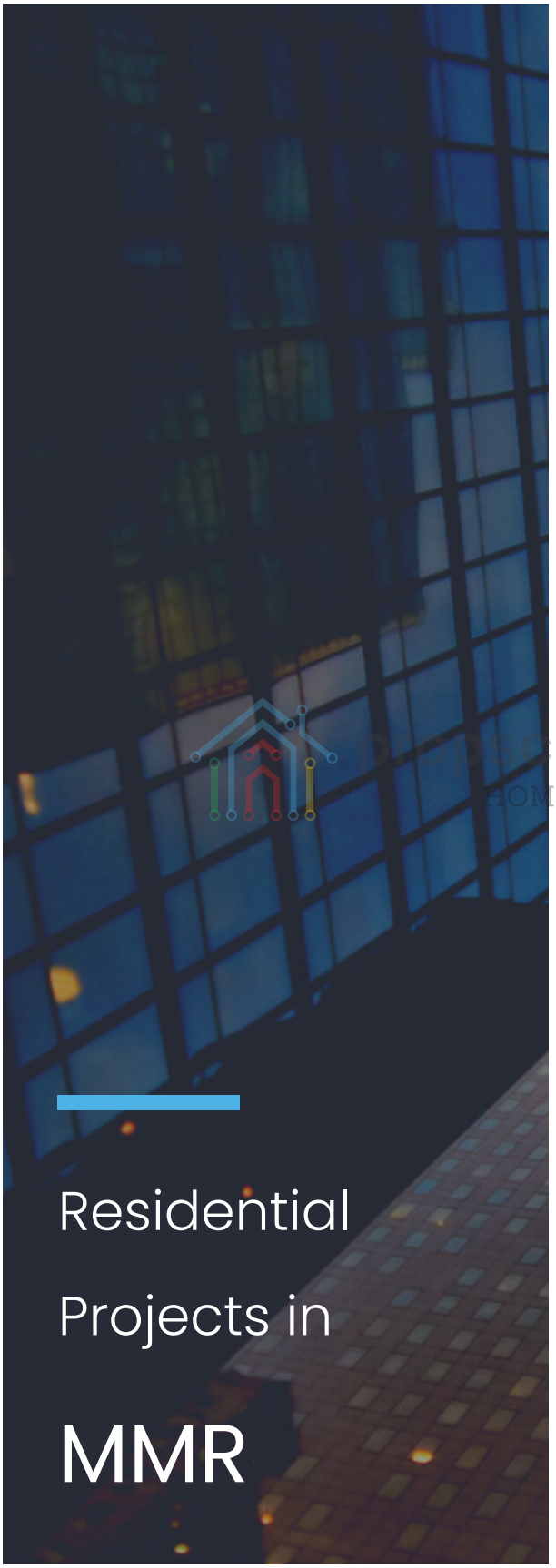
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PROP REPORT



Ruparel Regalia

MahaRERA Number : P51900009359



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 Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

Post Office	Police Station	Municipal Ward
Sion	Matunga Police Station	Ward F North

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14 Km**
- Samaj Mandir Hall Bus Stop **500 Mtrs**
- Wadala Monorail Station **850 Mtrs**
- Guru Tegh Bahadur Nagar Railway Station **450 Mtrs**
- Dr Ambedkar Marg, Sion East **190 Mtrs**
- Lion Tarachand Bapa Hospital **1.6 Km**
- Sies College Of Arts, Science & Commerce **1.7 Km**
- Imax Cinema **2.6 Km**
- Mishreelal Gupta Kirana Store **1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2021	NA	1

RUPAREL REGALIA

BUILDER & CONSULTANTS

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Ruparel Realty is a Mumbai based real estate firm founded by Mr Mahendra Karsandas Purparel in the year 2000. The company has successfully constructed and delivered over 20lac square feet of residential space in Mumbai and Greater Mumbai. At present they have projects spanning over 6 million square feet in Mumbai and Navi Mumbai. In its two decades of existence, the company has created a niche for themselves in the industry with their quality construction and detailed designs.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUPAREL REGALIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	1 Acre	2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Wing A	2	21	4	1 BHK,2 BHK,3 BHK	84
Wing B	2	21	3	1 BHK,2 BHK,3 BHK	63

First Habitable Floor	1st Floor

Services & Safety

- **Security :** 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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	717 - 820 sqft
2 BHK	717 - 820 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 8604000 to 9840000

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	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

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Transaction History

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

RUPAREL REGALIA

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	65
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	44
Project	76
People	46
Amenities	48
Building	53
Layout	53
Interiors	45
Pricing	40

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Total	**61/100**

RUPAREL REGALIA

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