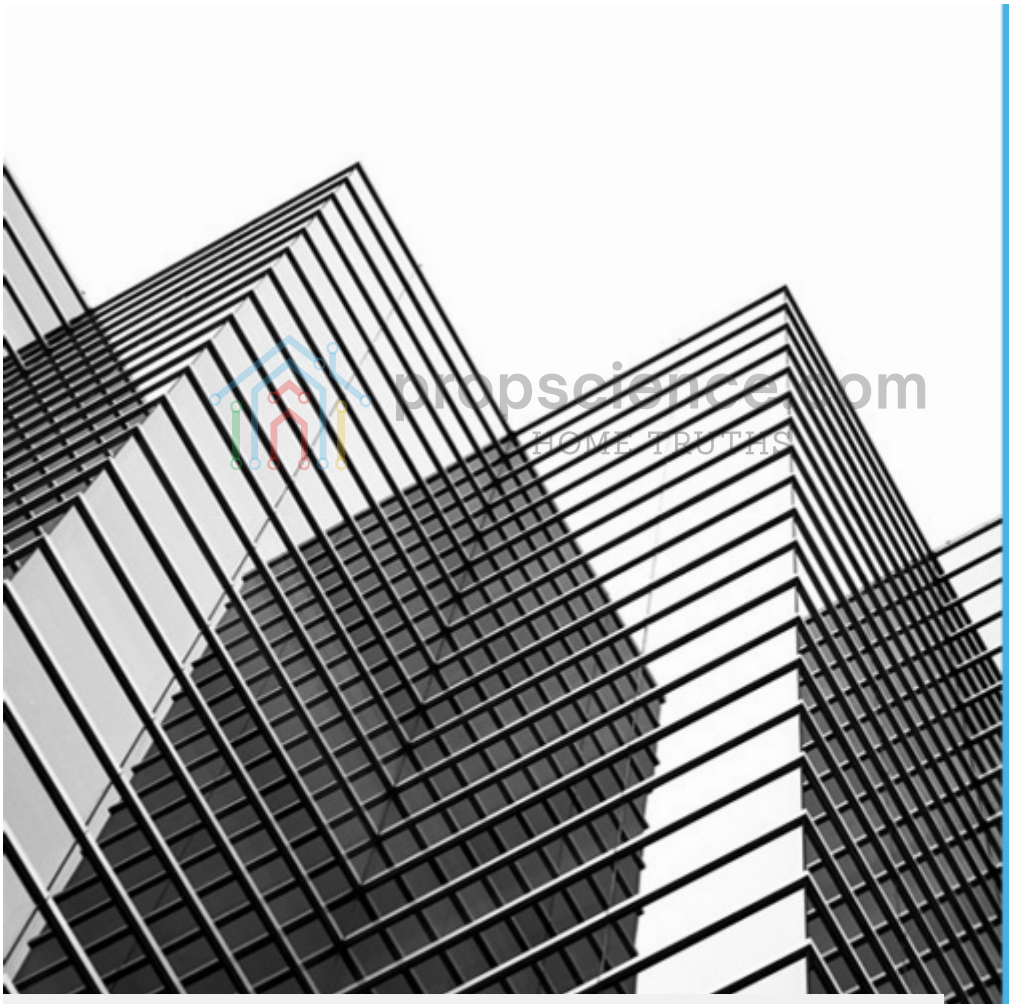
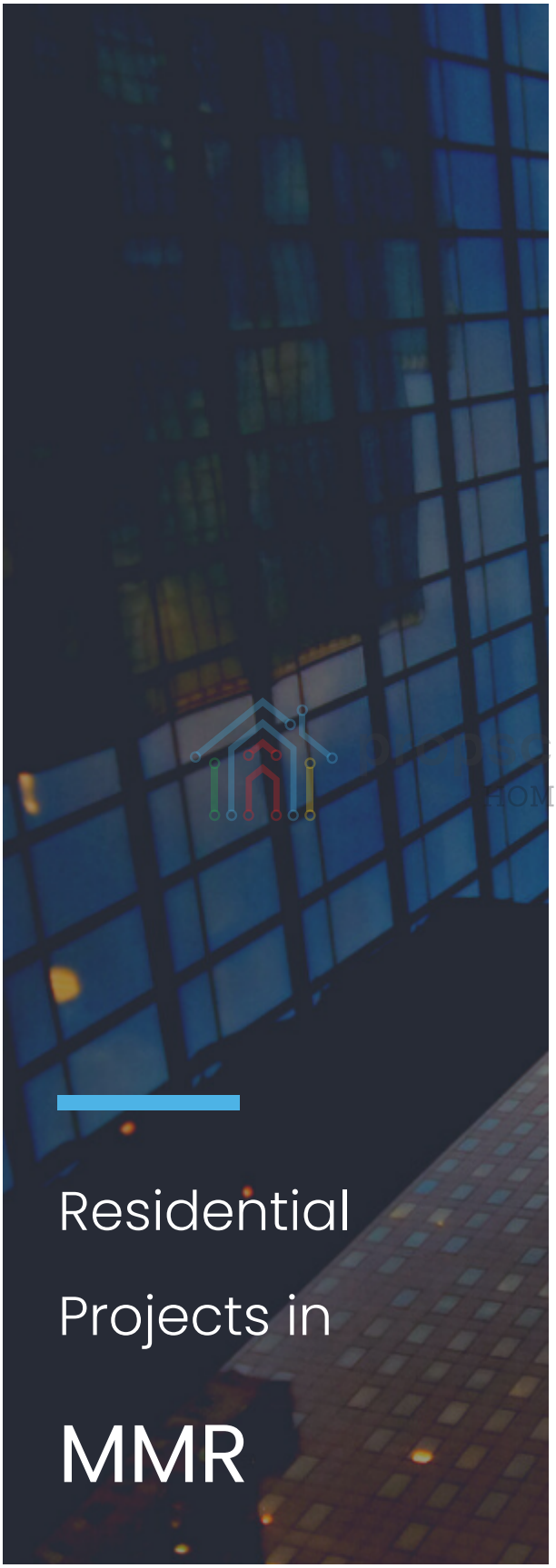
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PROP REPORT



Rustomjee Erika

MahaRERA Number : P51800033014



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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Kherwadi	Khar Police Station	Ward H East

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 28 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.10 Km**
- Kherwadi Bus Stop on western Express Highway **500 Mtrs**
- Bandra Terminus, Naupada, Bandra East, **1.80 Km**
- Western Express Highway **2.90 Km**
- S L Raheja Hospital | Best Hospital in Mahim, Mumbai, Raheja Rugnalaya Marg, Mahim West, **2.60 Km**
- Chetana College, New Bldg.,, Survey No. 341, SD Mandir Rd, Government Colony, Bandra East, **850 Mtrs**
- Linking Road Market, 33rd Rd, Khar West **4.80 Km**
- Khar east market, Near Khar Station **1.60 Km**

LAND & APPROVALS

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

RUSTOMJEE ERIKA

BUILDER & CONSULTANTS

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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).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	0.46 Acre	1 BHK,2 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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RUSTOMJEE ERIKA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee Erika A and B wing	3	24	4	1 BHK,2 BHK	96

First Habitable Floor	1st Floor

Services & Safety

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

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RUSTOMJEE ERIKA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	388.36 - 448 sqft
2 BHK	533.78 - 621 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen,Air Conditioners

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RUSTOMJEE ERIKA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 37662	INR 14626414	INR 14626414 to 16872576

2 BHK	INR 37662	INR 22936158	INR 22936158 to 23388102

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	Bajaj Finance Scheme where Customer can pay 10% at the time of booking and till 18month there will be now EMI and after that EMI will start. Also there is Godrej Finance 10% at the time of booking and after that i.e. 24,999 PRE EMI till Possession.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,SBI Bank

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Transaction History

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

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	48
Connectivity	83
Infrastructure	84
Local Environment	100
Land & Approvals	50
Project	68
People	56
Amenities	62

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Building	53
Layout	53
Interiors	80
Pricing	50
Total	**65/100**

RUSTOMJEE ERIKA

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