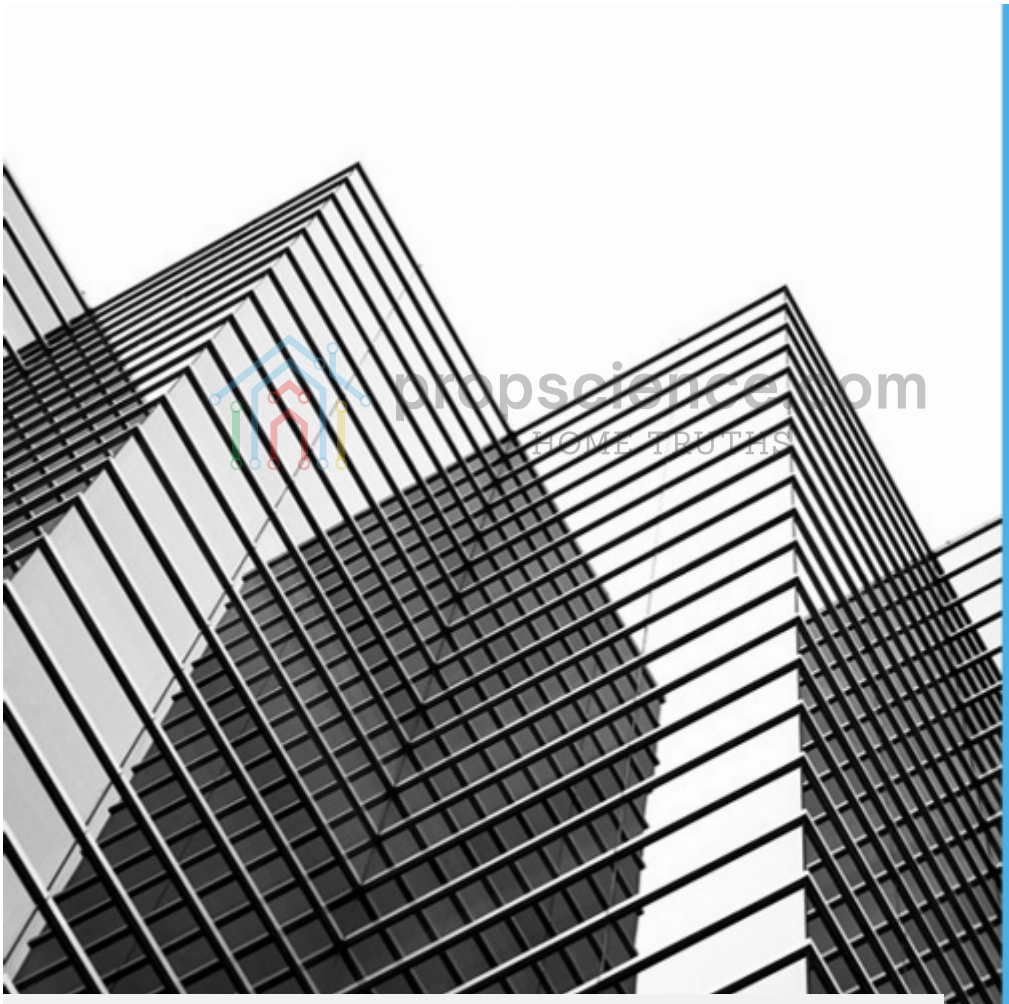
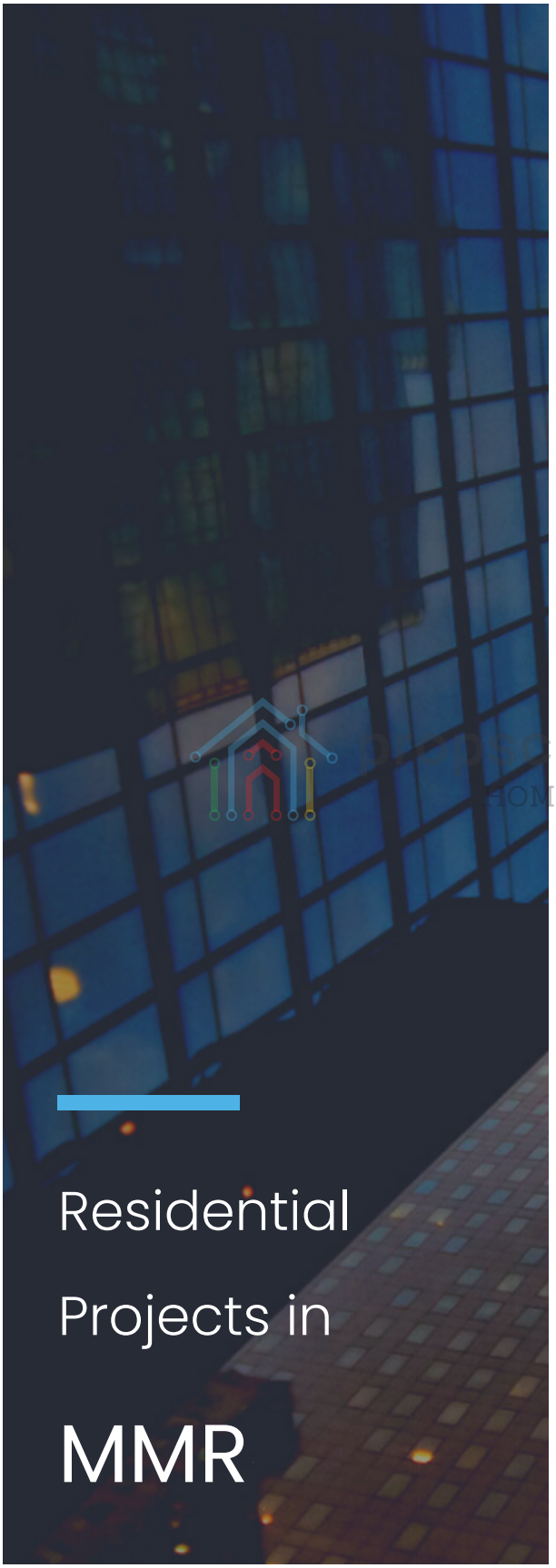
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PROP REPORT



Rustomjee Azziano Wing L

MahaRERA Number : P51700018621



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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RUSTOMJEE AZZIANO

WING L

LOCATION

The project is in Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane	NA	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.0 Km**
- Rabodi Bus Stop **1.3 Km**
- Thane Railway Station **2.9 Km**
- Ghodbunder Rd **1.9 Km**
- Jupiter Hospital **2.9 Km**
- Rustomjee Cambridge International School **850 Mtrs**
- Viviana Mall **2.9 Km**
- Big Bazaar Viviana Mall **2.9 Km**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been built is freehold. Kapstone Constructions Pvt Ltd is the absolute owner of the land.

Encumbrances

There is an encumbrance created on Azziano Wing L which is a part of the Project "Rustomjee Urbania" in favour of IDBI Trusteeship Services Limited holding charge on behalf of Piramal Capital & Housing Finance Limited.

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

RUSTOMJEE AZZIANO
WING L

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).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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RUSTOMJEE AZZIANO
WING L

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2025	0.15691933 Acre	2 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Banquet Hall,ATM / Bank Attached,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars

RUSTOMJEE AZZIANO
WING L

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee Azziano Wing L	4	49	8	2 BHK	392

First Habitable Floor	4th

Services & Safety

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

RUSTOMJEE AZZIANO

WING L

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	598 - 713 sqft

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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,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

RUSTOMJEE AZZIANO
WING L

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 11000000 to 12600000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 0	INR 280000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Indialbulls Home Loans

Transaction History

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

RUSTOMJEE AZZIANO
WING L

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	901	21	INR 15100000	INR 16759.16
October 2022	1231	15	INR 20262030	INR 16459.81

October 2022	713	17	INR 11736178	INR 16460.28
October 2022	951	NA	INR 15000000	INR 15772.87
October 2022	623	28	INR 12700000	INR 20385.23
October 2022	727	15	INR 14500000	INR 19944.98
October 2022	747	4	INR 12600472	INR 16868.1
September 2022	747	6	INR 12600472	INR 16868.1
September 2022	720	29	INR 15500000	INR 21527.78
September 2022	815	23	INR 13271195	INR 16283.67
September 2022	714	21	INR 11540578	INR 16163.27
September 2022	815	5	INR 12853195	INR 15770.79

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September 2022	747	13	INR 12096472	INR 16193.4
August 2022	815	2	INR 13062195	INR 16027.23
August 2022	851	26	INR 15050000	INR 17685.08
August 2022	712	28	INR 11051578	INR 15521.88
August 2022	746	5	INR 12025912	INR 16120.53
August 2022	713	19	INR 11540578	INR 16185.94
August 2022	751	5	INR 13300000	INR 17709.72
August 2022	606	8	INR 11620000	INR 19174.92

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RUSTOMJEE AZZIANO
WING L

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	73
Connectivity	83
Infrastructure	100
Local Environment	100
Land & Approvals	62
Project	71
People	56
Amenities	76
Building	55
Layout	53
Interiors	63
Pricing	40
Total	69/100

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