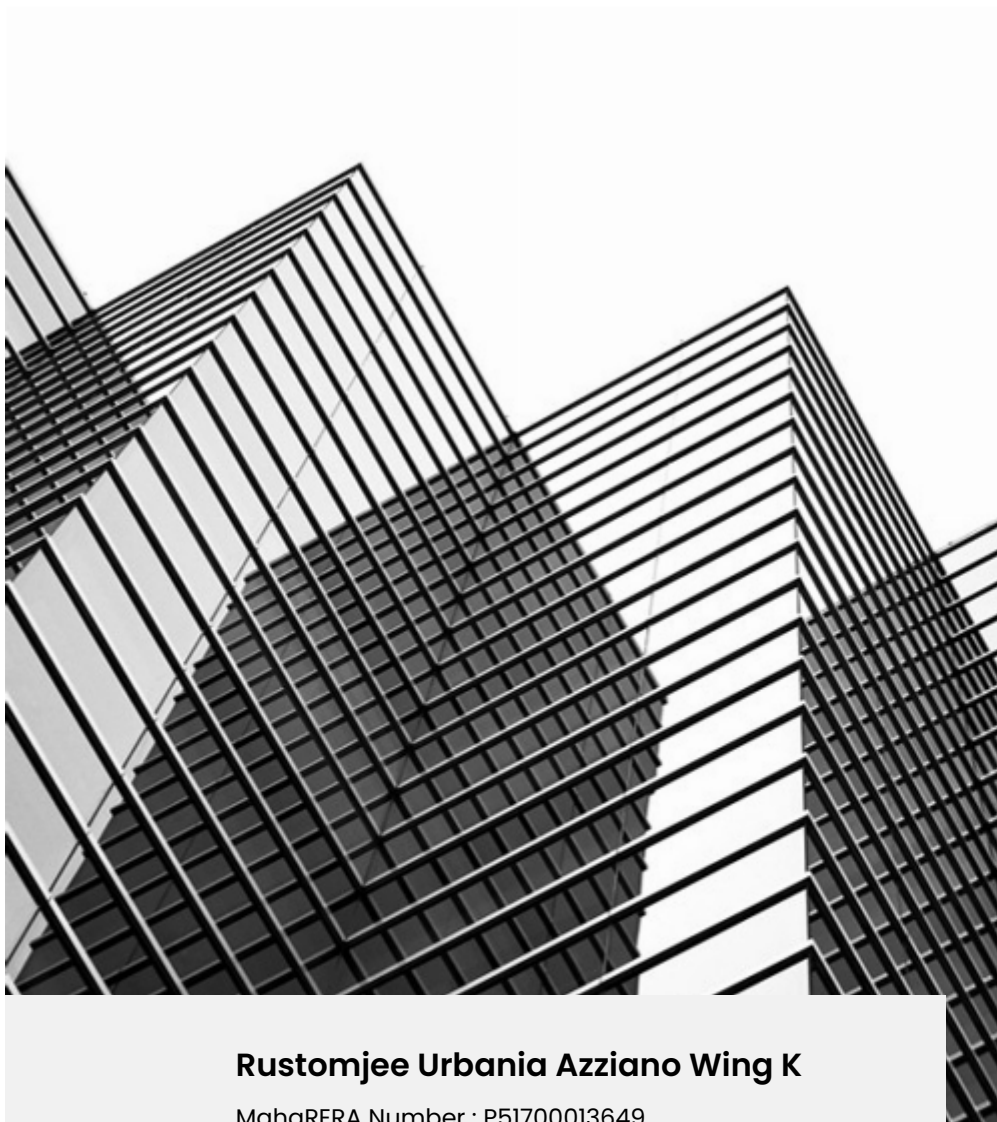


propscience.com

# PROP REPORT



**Rustomjee Urbania Azziano Wing K**

MahaRERA Number : P51700013649



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.

RUSTOMJEE URBANIA

AZZIANO WING K

## 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
NA	NA	NA

## 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 **2.9 Km**

---

RUSTOMJEE URBANIA

AZZIANO WING K

## LAND & APPROVALS

---

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2021	4	1

---

RUSTOMJEE URBANIA

AZZIANO WING K

## BUILDER & CONSULTANTS

---

Project Funded By	Architect	Civil Contractor
NA	NA	NA

---

RUSTOMJEE URBANIA

AZZIANO WING K

## PROJECT & AMENITIES

---

Time Line	Size	Typography
Completed on 30th September, 2022	0.159780811 Acre	2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

RUSTOMJEE URBANIA  
AZZIANO WING K

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing K	4	36	8	2 BHK	288
First Habitable Floor					4th

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **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 URBANIA  
AZZIANO WING K

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	713 - 811 sqft
Floor To Ceiling Height	Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

RUSTOMJEE URBANIA

AZZIANO WING K

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
2 BHK	--	--	INR 13100000 to 14000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 700000	INR 280000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank

### Transaction History

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

RUSTOMJEE URBANIA  
AZZIANO WING K

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	83
<b>Infrastructure</b>	100
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	56
<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	76
<b>Building</b>	78
<b>Layout</b>	60
<b>Interiors</b>	63

<b>Pricing</b>	30
<b>Total</b>	<b>69/100</b>

---

RUSTOMJEE URBANIA  
AZZIANO WING K

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty

or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.