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# PROP REPORT



**Rustomjee Azziano Wing G**

MahaRERA Number : P51700001060



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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             |

### 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 Project "Urbania" consisting Azziano, Acura, Atelier, Athena & Aurelia Towers in Favour of IDBI Trusteeship Services Limited.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| April 2021                           | 7                    | 4                          |

# 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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# PROJECT & AMENITIES

| Time Line                     | Size            | Typography |
|-------------------------------|-----------------|------------|
| Completed on 31st March, 2019 | 0.14042999 Acre | 2 BHK      |

## Project Amenities

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

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## BUILDING LAYOUT

| Tower Name               | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Rustomjee Azziano Wing G | 4               | 36           | 6               | 2 BHK          | 216            |

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 646 - 828 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,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>   | WIFI enabled  |
| <b>White Goods</b>  | NA  |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 11900000 to 15300000 |

**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 0 |
|----|------------|-------|

|                            |  |
|----------------------------|--|
| <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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,SBI Bank |

### Transaction History

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

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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    |

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

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

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## 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> | 62            |
| <b>Project</b>              | 71            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 76            |
| <b>Building</b>             | 55            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>68/100</b> |

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