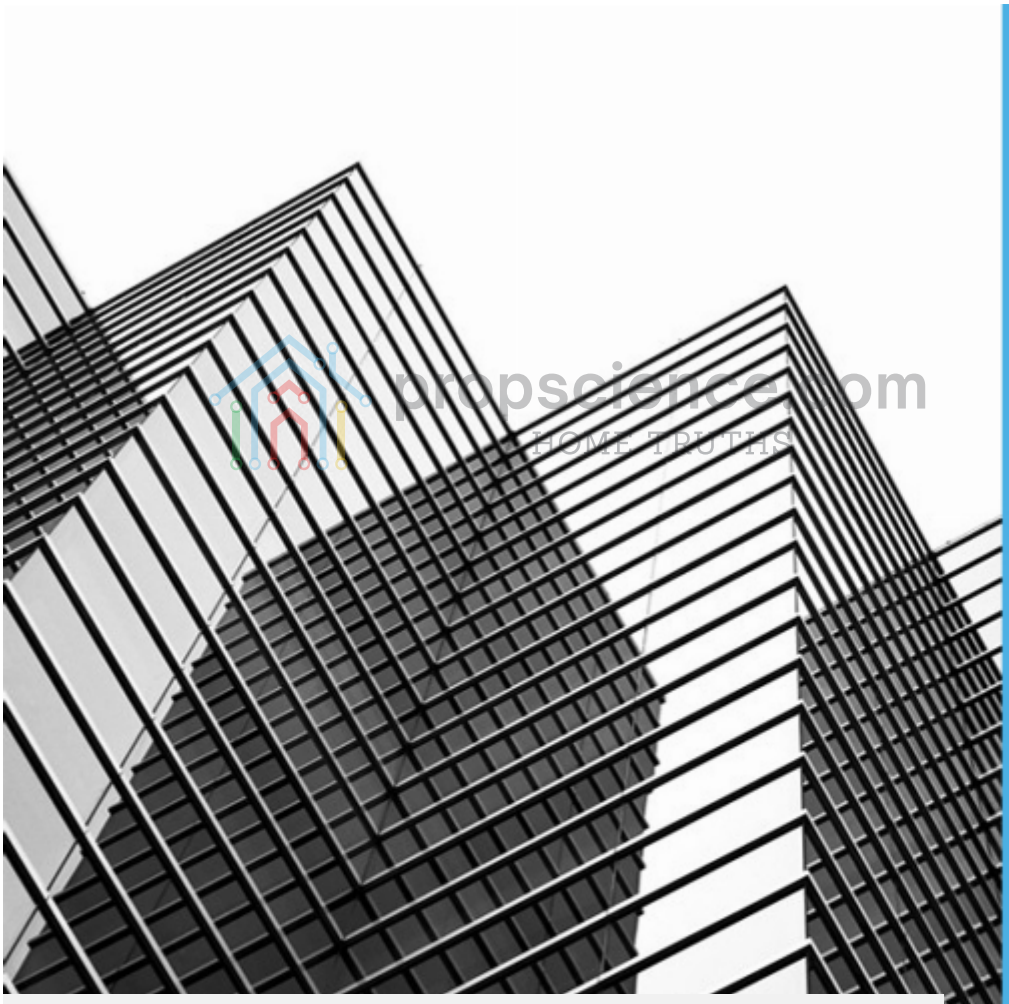
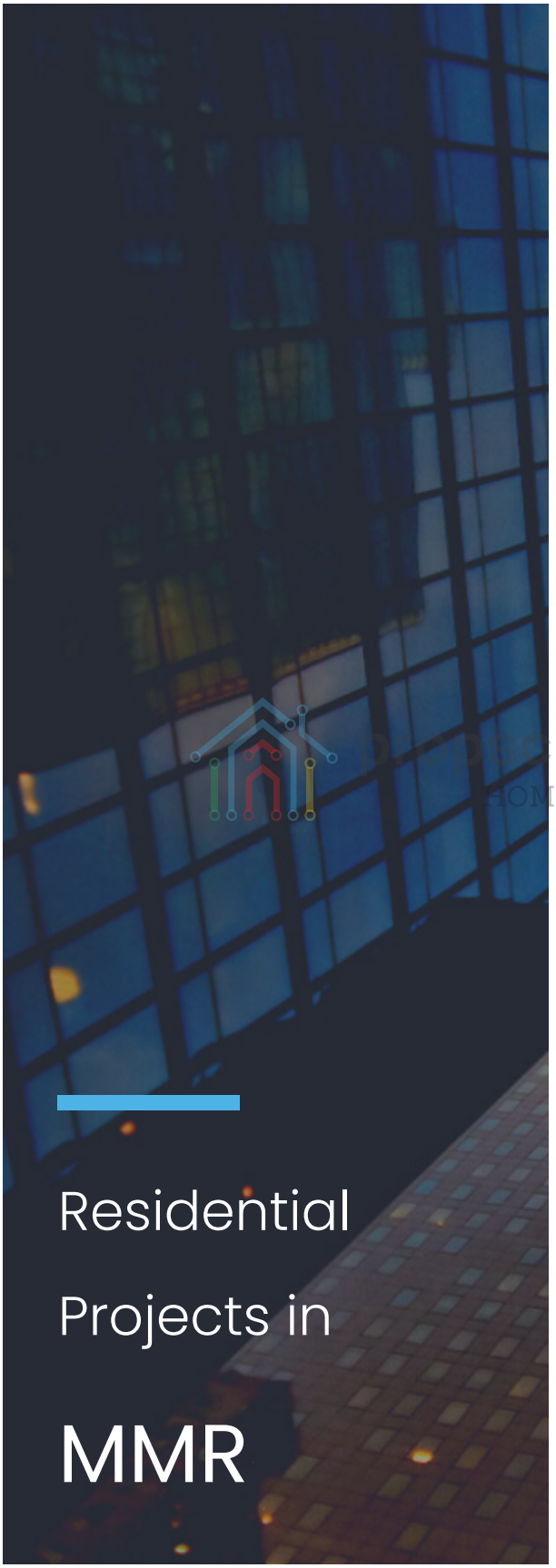
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PROP REPORT



Ruparel Panache

MahaRERA Number : P51800046597



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 Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H West

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 500 Severe AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.50 Km**
- S V Road, Santacruz bus stop **100 Mtrs**
- Santacruz station West **180 Mtrs**
- Western Express Highway **3.50 Km**
- B.C.J. Hospital & Asha Parekh Research Centre, Unit 2, Swami Vivekananda Rd, **280 Mtrs**
- Podar International School, **210 Mtrs**
- Reliance Mall, Bus Stop, SV Road, Milan Subway Rd, near KHIRA NAGAR, **1.00 Km**
- Hasnabad lane, Santacruz Station market **280 Mtrs**

LAND & APPROVALS

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

RUPAREL PANACHE

BUILDER & CONSULTANTS

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUPAREL PANACHE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1.00 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Barbeque Pit,Party Lawn,Restaurant / Cafe
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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RUPAREL PANACHE

BUILDING LAYOUT

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

Ruparel Panache Wing A	2	16	4	2 BHK,3 BHK	64
Ruparel Panache Wing B	2	16	3	2 BHK,3 BHK	48
Ruparel Panache Wing C	2	16	4	1 BHK,2 BHK	64

First Habitable Floor	1st Floor

Services & Safety

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

RUPAREL PANACHE

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	815 sqft
3 BHK	1265 sqft
3 BHK	1098 sqft
2 BHK	815 sqft
1 BHK	435 sqft
2 BHK	879 sqft

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

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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	NA

RUPAREL PANACHE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 50000	INR 40750000	INR 40750000 to 43950000
3 BHK	INR 50000	INR 54900000	INR 54900000 to 63250000
1 BHK	INR 50000	INR 21750000	INR 21750000

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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	Client to client discussion for payment is the option.
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,IIFL Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

RUPAREL PANACHE

PROJECT PROPSCORE

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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	83
Connectivity	73

Infrastructure	86
Local Environment	73
Land & Approvals	50
Project	75
People	46
Amenities	54
Building	63
Layout	58
Interiors	73
Pricing	40
Total	**64/100**

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