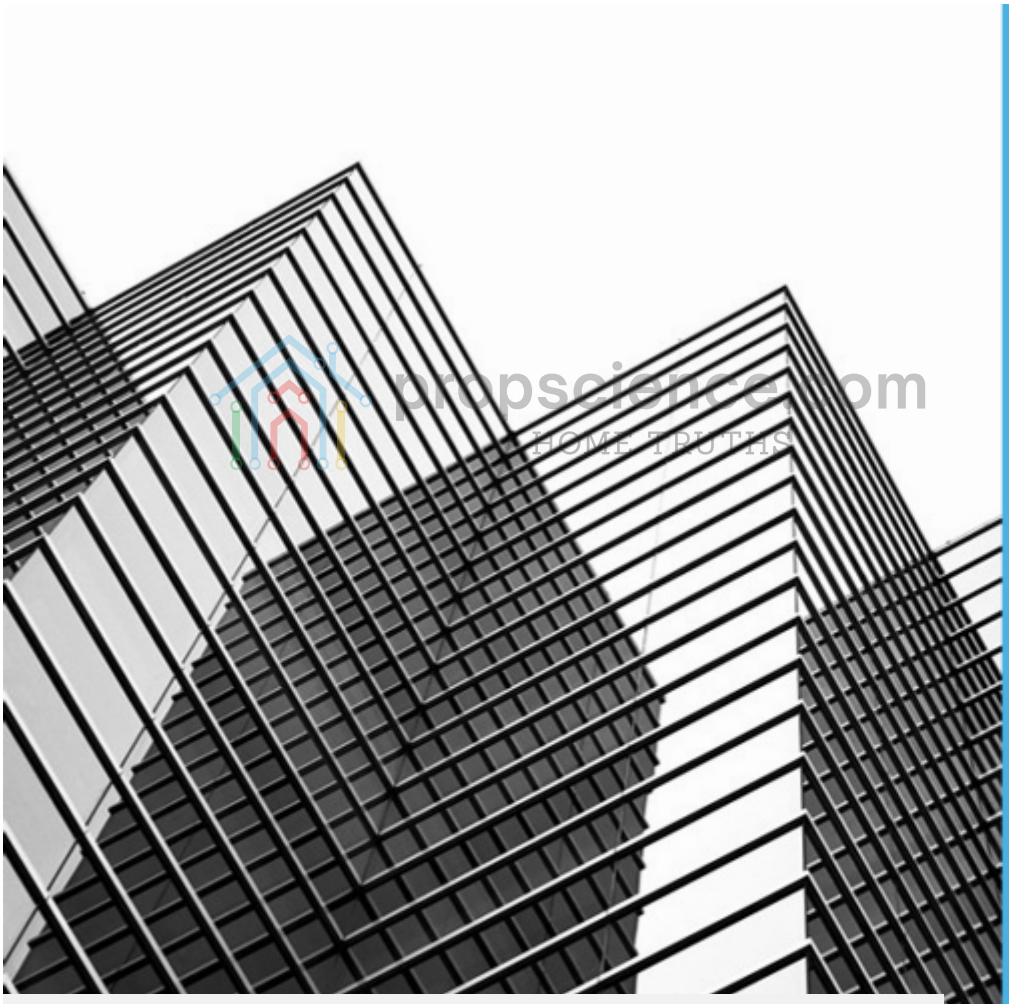
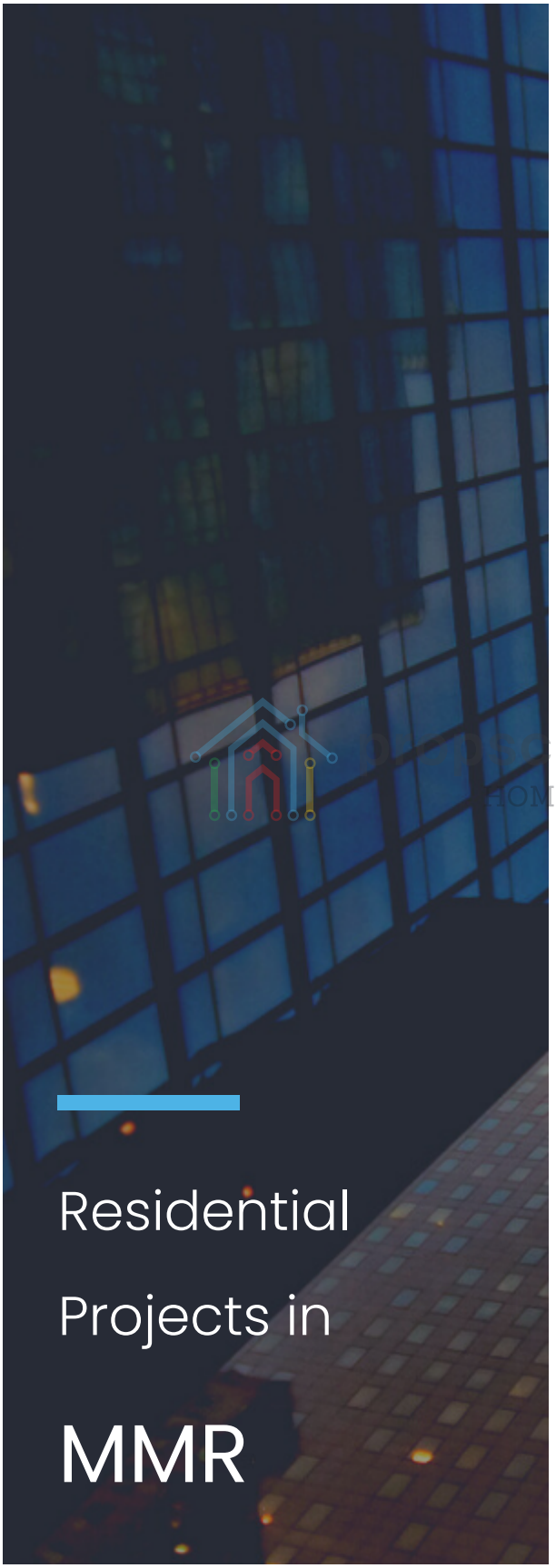
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PROP REPORT



Rustomjee uptown urbania wing C

MahaRERA Number : P51700046128



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

Post Office	Police Station	Municipal Ward
Thane	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB.

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.9 Km**
- Khopat Bus Depot **3.0 Km**
- Thane Railway Station **5.0 Km**
- Eastern Express Highway **200 Mtrs**
- Jupiter Hospital Thane **2.6 Km**
- C.P. Goenka International School **1.9 Km**
- Viviana Mall **2.4 Km**
- DMart Kolshet **3.0 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	2	1

RUSTOMJEE UPTOWN
URBANIA WING C

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 30th June, 2027	4639 Sqmt	1.5 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Visitor's Room,Barbeque Pit,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee La Familia - Wing C	4	45	8	1.5 BHK,2 BHK,3 BHK	360

First Habitable Floor	3rd

Services & Safety

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- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **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,Stretcher Lift,Auto Rescue Device (ARD)

RUSTOMJEE UPTOWN URBANIA WING C

FLAT INTERIORS

Configuration	RERA Carpet Range

1.5 BHK	641 sqft
2 BHK	617 - 700 sqft
3 BHK	852 - 1007 sqft

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

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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Water Purifier,Air Conditioners

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RUSTOMJEE UPTOWN
URBANIA WING C

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 12179000
2 BHK	--	--	INR 11723000 to 13300000
3 BHK	--	--	INR 17040000 to 20140000

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

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GST	Stamp Duty	Registration
1%	7%	INR 0

Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	Pre Booking with 1 Lakh 20 x 5 Payment plan 4.5 Stamp duty Limited period only

Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Tata Capital,YES Bank

Transaction History

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

RUSTOMJEE UPTOWN
URBANIA WING C

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	669	NA	INR 11640300	INR 17399.55
January 2023	669	NA	INR 11084850	INR 16569.28
January 2023	1075	NA	INR 19819800	INR 18437.02

January 2023	699	NA	INR 12202190	INR 17456.64
January 2023	687	NA	INR 12424500	INR 18085.15
January 2023	699	NA	INR 12292280	INR 17585.52
January 2023	683	NA	INR 11855250	INR 17357.61
January 2023	669	NA	INR 10964100	INR 16388.79
January 2023	669	NA	INR 10988250	INR 16424.89
January 2023	909	NA	INR 16359000	INR 17996.7
January 2023	699	NA	INR 12312300	INR 17614.16
January 2023	683	NA	INR 11421630	INR 16722.74
January 2023	669	NA	INR 11596830	INR 17334.57

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January 2023	669	NA	INR 11471250	INR 17146.86
January 2023	1075	NA	INR 19308575	INR 17961.47
December 2022	909	NA	INR 16292500	INR 17923.54
December 2022	699	NA	INR 11786775	INR 16862.34
December 2022	683	NA	INR 11464200	INR 16785.07
December 2022	683	NA	INR 11456280	INR 16773.47
December 2022	669	NA	INR 11393970	INR 17031.35

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RUSTOMJEE UPTOWN
URBANIA WING C

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	53
Connectivity	73
Infrastructure	100
Local Environment	100
Land & Approvals	64
Project	61
People	56
Amenities	100
Building	68
Layout	55
Interiors	80
Pricing	50

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Total	**72/100**

RUSTOMJEE UPTOWN
URBANIA WING C

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