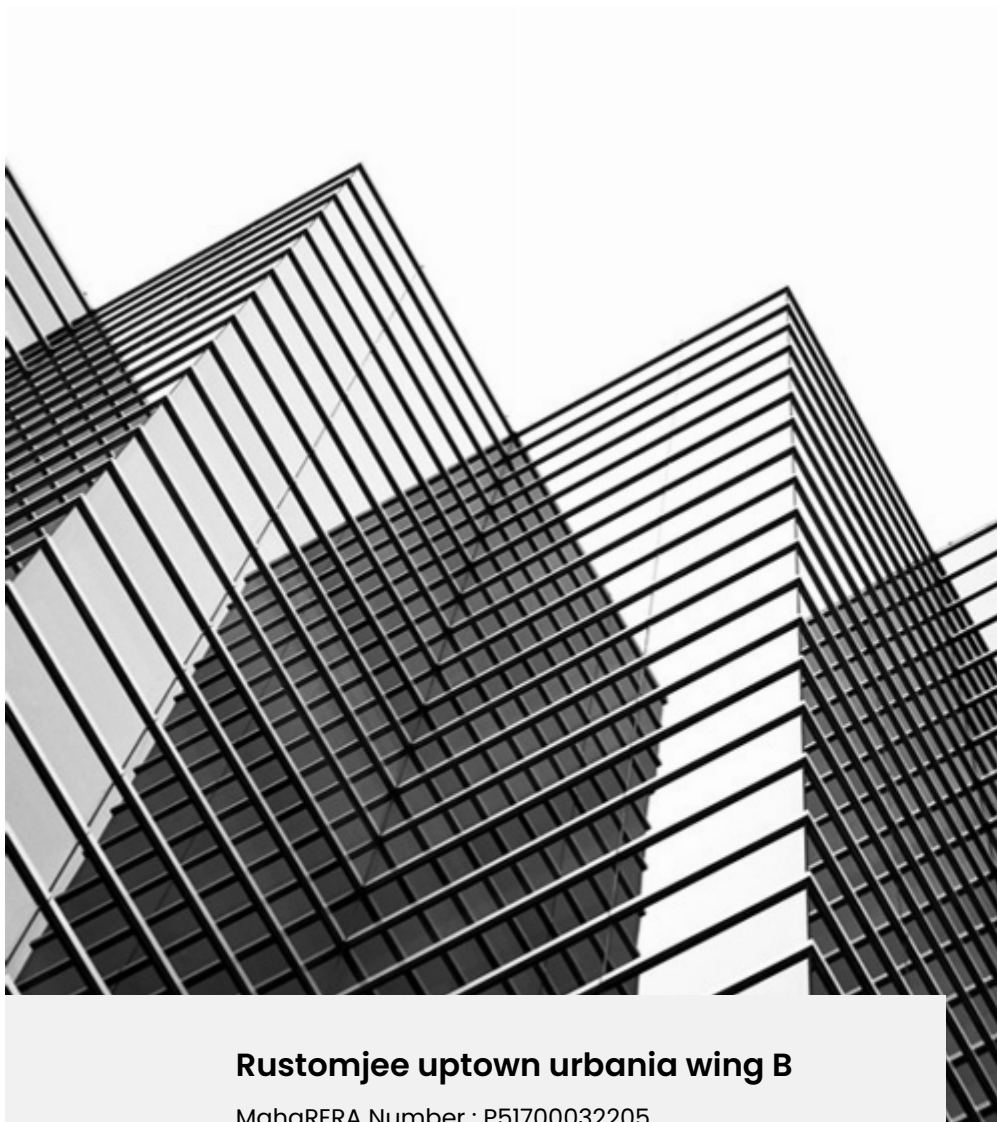


propscience.com

PROP REPORT



Rustomjee uptown urbania wing B

MahaRERA Number : P51700032205



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 UPTOWN

URBANIA WING B

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 .

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**

RUSTOMJEE UPTOWN

URBANIA WING B

LAND & APPROVALS

Legal Title Summary

The land title is unclear from the documents uploaded on the MahaRERA website.

Encumbrances

The land upon which the project has been constructed is mortgaged to Piramal Trusteeship Services Pvt Ltd and Piramal Capital & Housing Finance Limited.

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

RUSTOMJEE UPTOWN

URBANIA WING B

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

RUSTOMJEE UPTOWN
URBANIA WING B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	3981.7 Sqmt	1 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

RUSTOMJEE UPTOWN

URBANIA WING B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lafamilia wing b	4	52	8	1 BHK, 2 BHK, 3 BHK	416

First Habitable Floor

3rd

Services & Safety

- **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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Stretcher Lift, Auto Rescue Device (ARD)

RUSTOMJEE UPTOWN

URBANIA WING B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	418 - 428 sqft
2 BHK	580 - 631 sqft
3 BHK	829 - 1076 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

RUSTOMJEE UPTOWN
URBANIA WING B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7942000 to 8132000

2 BHK	--	--	INR 11020000 to 11989000
3 BHK	--	--	INR 16580000 to 21520000

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

GST	Stamp Duty	Registration
1%	7%	INR 30000
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,Indialbuls 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 B

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
Total	72/100

RUSTOMJEE UPTOWN
URBANIA WING B

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.