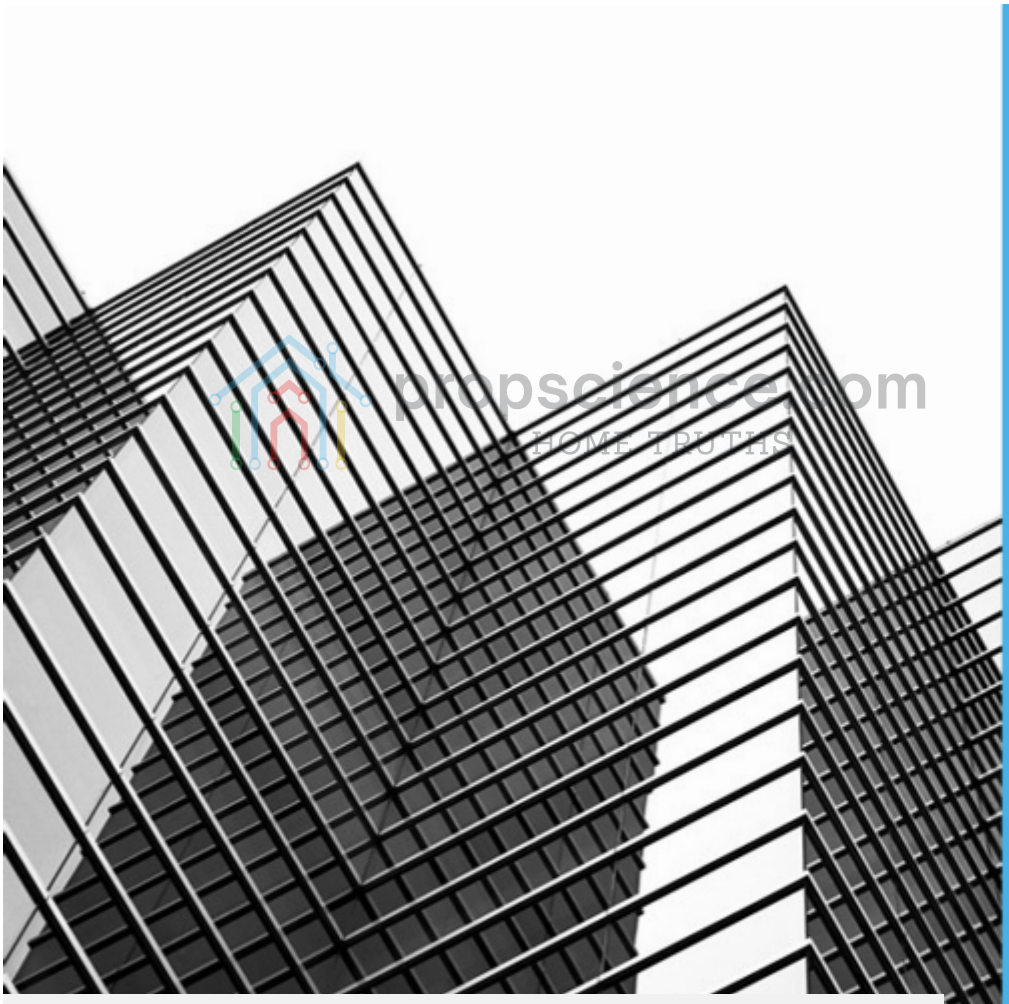
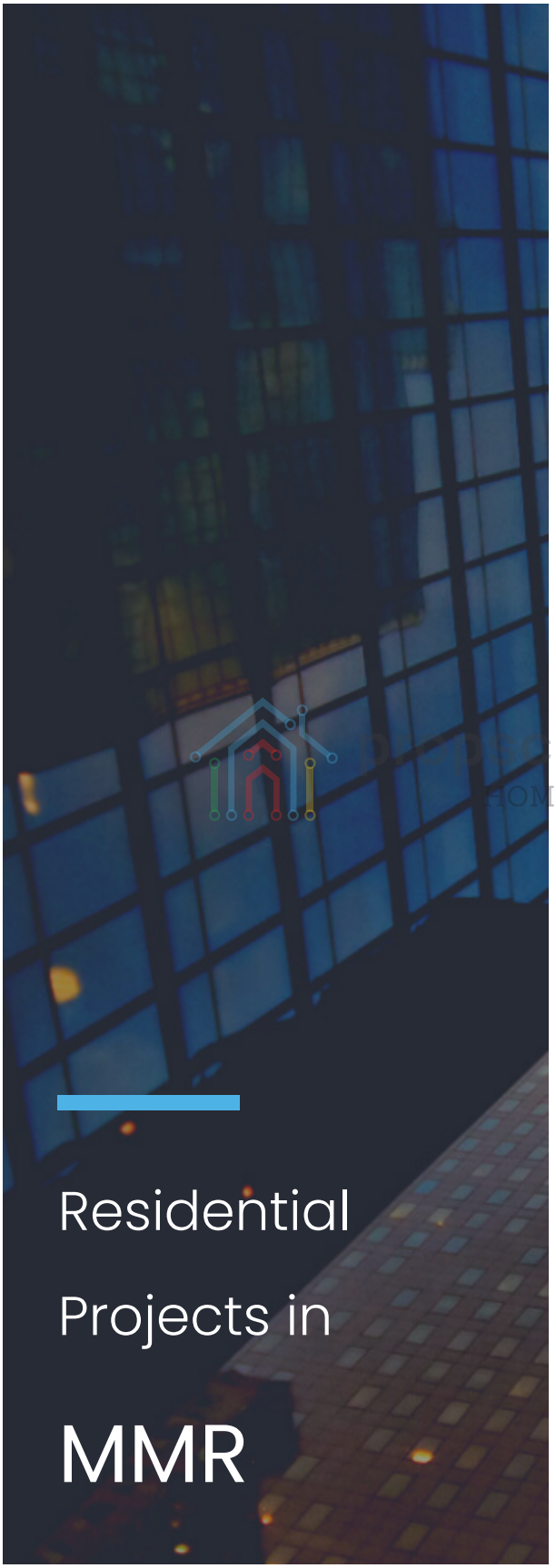
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# PROP REPORT




**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.

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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

## 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 |

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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 |

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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 |

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

RUSTOMJEE UPTOWN
URBANIA WING B

# FLAT INTERIORS

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| 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 |

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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 |

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| | |
|---|---|
| **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 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.

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| 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** |



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