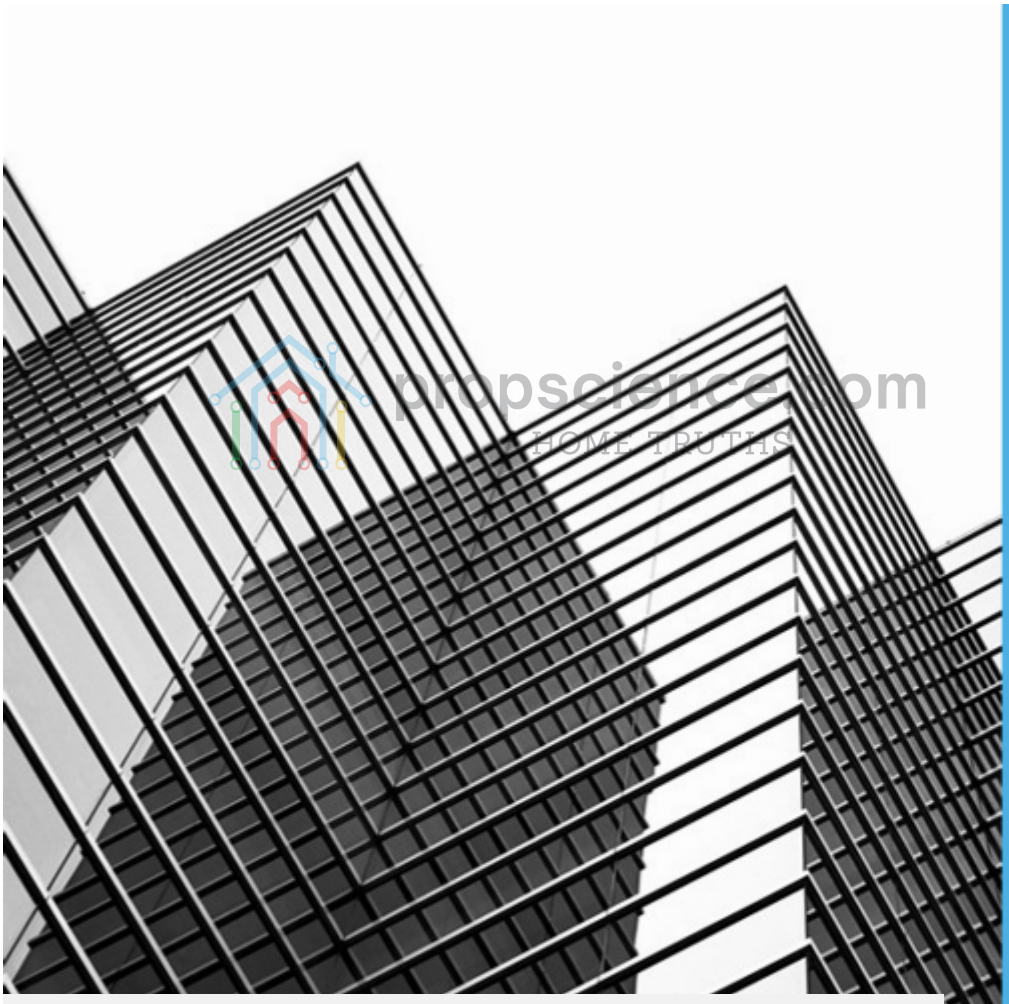
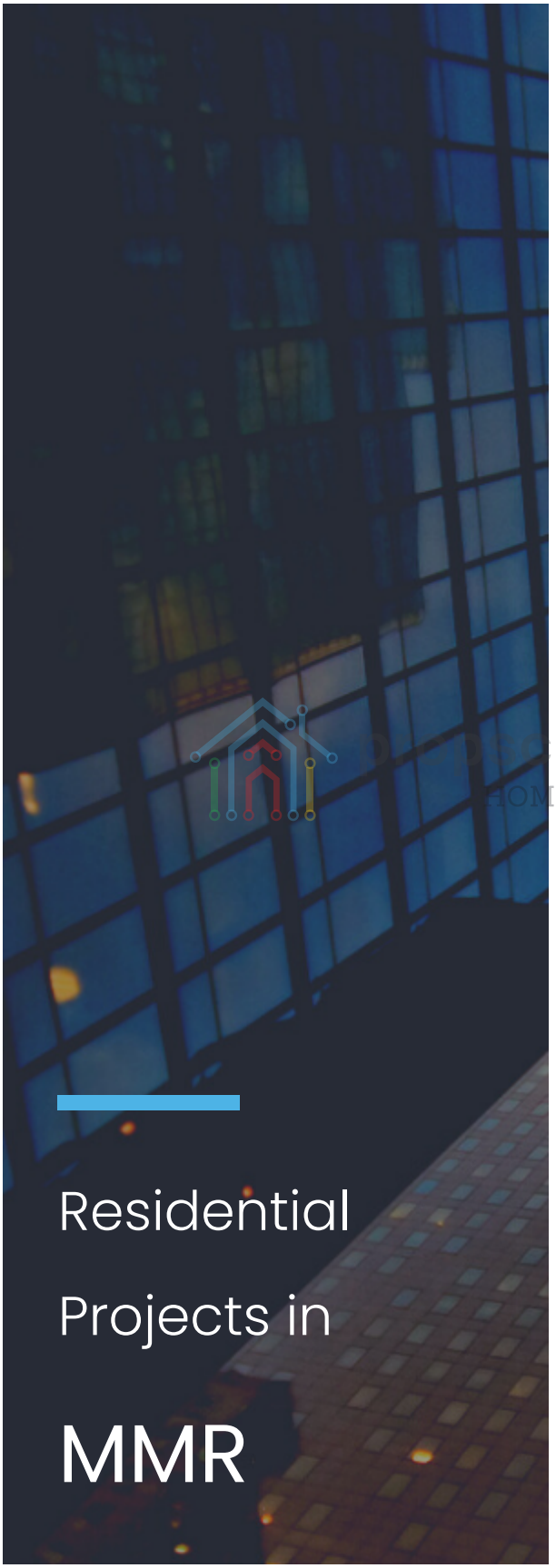
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PROP REPORT



Rustomjee Yazarina One

MahaRERA Number : P51900000287



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Dadar (East). Dadar is an important commercial and residential hub of Mumbai. Railway stations in Dadar connect to both the Suburban Railway Line and the Indian Railway Line making it a transit point for thousands of commuters daily. It also houses important inter-state bus terminals and railways stations. Dadar is popular for its shopping centres and educational institutes. Five Gardens Park is a popular recreational park in the area. The area is cosmopolitan with a vibrant mix of Hindus, Parsis, and Muslims. The Dadar Parsi Colony is known to have some of the most expansive residential buildings in the city.

Post Office	Police Station	Municipal Ward
Dadar	NA	Ward F North

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HOME TRUTHS

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **13.1 Mtrs**
- Chhatrapati Shivaji Maharaj International Airport **11 Km**
- Dadar monorail station **400 Mtrs**
- Dadar railway station **1 Km**
- Dr. Br Ambedkar road **750 Mtrs**
- Hinduja hospital **2.8 Km**
- Ruia college **1 Km**

RUSTOMJEE YAZARINA ONE

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

RUSTOMJEE YAZARINA ONE

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REAL ESTATE INSIGHTS

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 YAZARINA ONE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	NA	4 BHK,Duplex

Project Amenities

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Sports	Badminton Court,Cricket Pitch,Putting Green,Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

RUSTOMJEE YAZARINA ONE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
1		4		4 BHK,Duplex	0

First Habitable Floor	-

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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HOME TRUTHS

RUSTOMJEE YAZARINA ONE

FLAT INTERIORS

Configuration	RERA Carpet Range

4 BHK	1361 - 2425 sqft
Duplex	3511 - 4288 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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RUSTOMJEE YAZARINA ONE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 36076.41	--	INR 49100000
Duplex	INR 43434.92	--	INR 152500000

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

GST	Stamp Duty	Registration
5%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

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	73
Connectivity	75
Infrastructure	52
Local Environment	30
Land & Approvals	36
Project	74
People	56

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Amenities	36
Building	53
Layout	55
Interiors	55
Pricing	30
Total	**52/100**

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