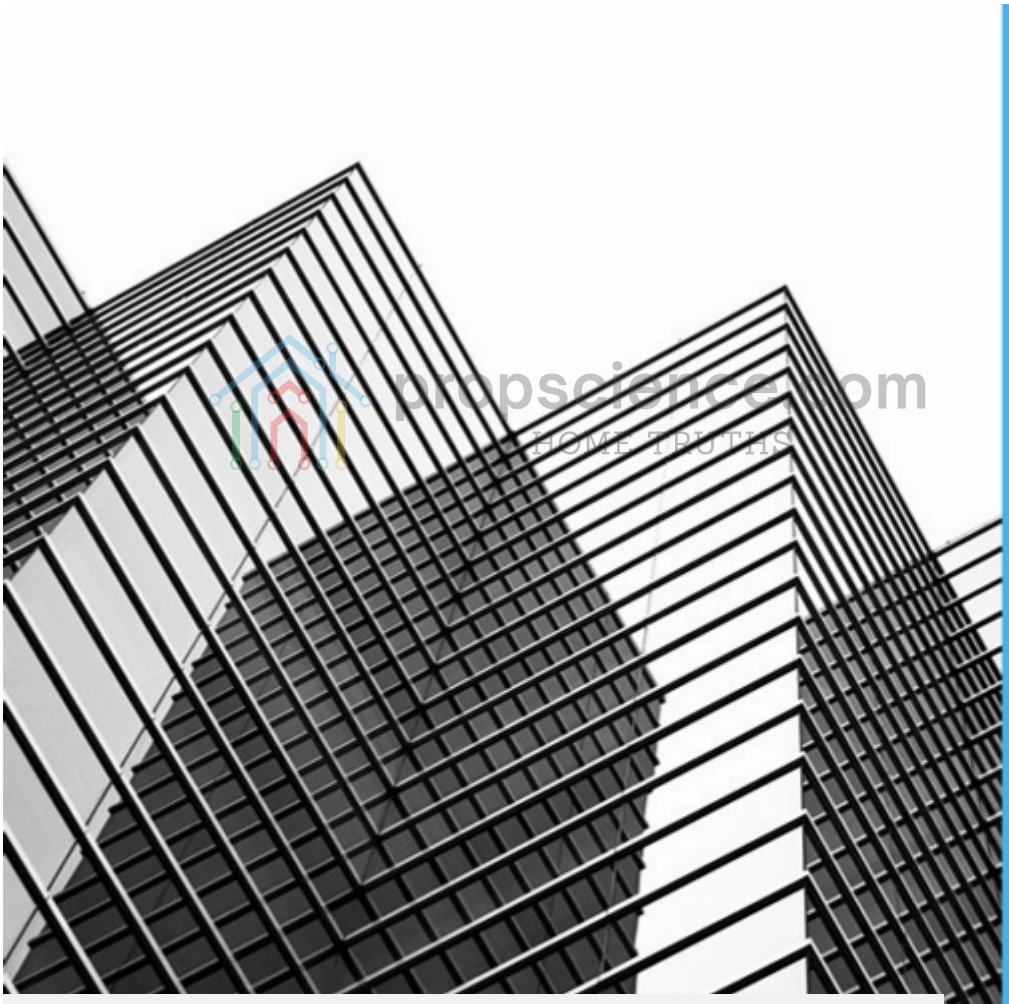
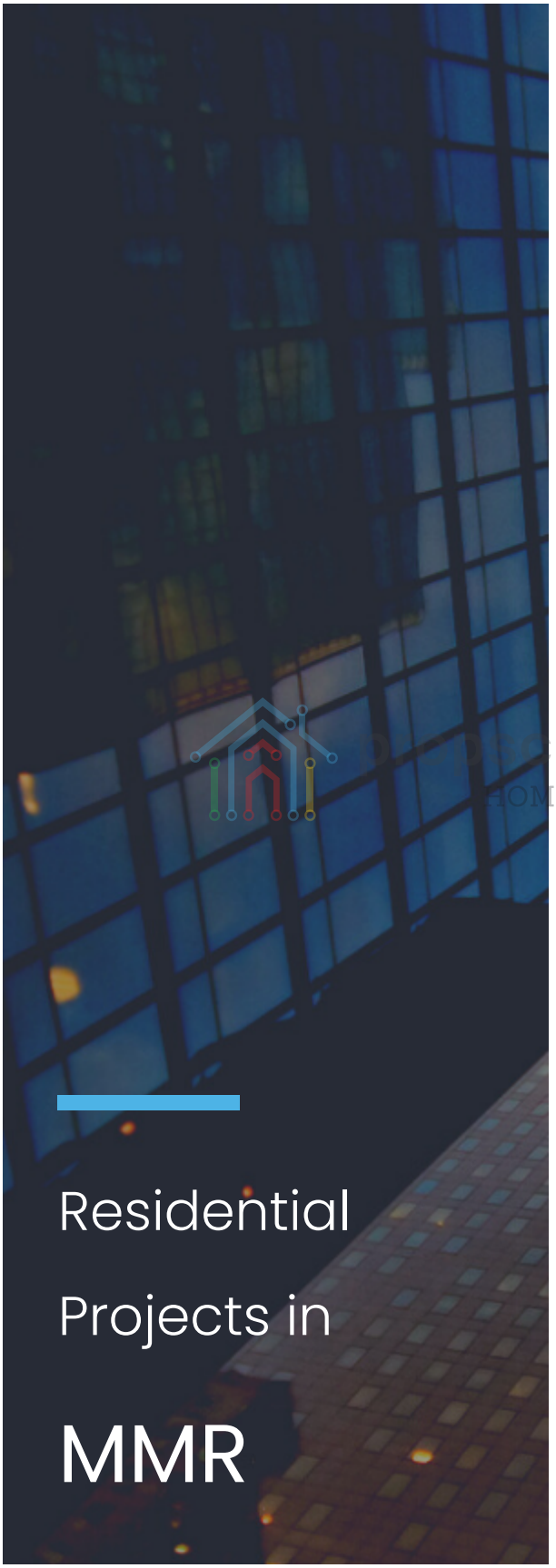
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PROP REPORT



Raheja Imperia Phase 1

MahaRERA Number : P51900009379



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 Lower Parel. The name Parel has its roots from the Parali Vaijanath Mahadev temple. Lower Parel is one of the key commercial suburbs of Mumbai. Initially comprising of several mills, the area today is a potpourri of culture with prominent restaurants, malls, residential complexes, and office buildings. Old mills have been renovated to house experimental restaurants, interior studios, and boutique offices for start-ups. Lower Parel houses various upscale residential and commercial buildings by developers such as Indiabulls, Raheja Universal, Lodha Group and Piramal Realty.

Post Office	Police Station	Municipal Ward
Delisle Road	NM Joshi Marg Police Station	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **13.90 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.40 Km**
- Lower Parel Station **1.20 Km**
- Wockhardt Hospital **3.6 kms Km**
- Palladium **1.3 kms Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

RAHEJA IMPERIA PHASE 1

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

RAHEJA IMPERIA PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	5.50 Acre	3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Spa,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

RAHEJA IMPERIA PHASE 1

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	4	60	3	3 BHK,4 BHK,5 BHK	180
Wing B	4	60	3	3 BHK,4 BHK,5 BHK	180

First Habitable Floor	11th

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

RAHEJA IMPERIA PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1407 - 1414 sqft
4 BHK	1931 - 1940 sqft
5 BHK	2826 - 2831 sqft
3 BHK	1407 - 1414 sqft
4 BHK	1931 - 1940 sqft
5 BHK	2826 - 2831 sqft

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Floor To Ceiling Height	NA
Views Available	NA

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

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RAHEJA IMPERIA PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 63965.88	--	INR 90000000 to 100000000

4 BHK	INR 69587.63	--	INR 135000000
5 BHK	INR 88308.02	--	INR 250000000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
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	HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	1545	53	INR 111299000	INR 72038.19
September 2022	1285	53	INR 83134700	INR 64696.26
September 2022	1645	14	INR 70000000	INR 42553.19
June 2022	3084	55	INR 210717000	INR 68325.88
June 2022	1285	55	INR 88610500	INR 68957.59
May 2022	1820	25	INR 119000000	INR 65384.62
April 2022	1545	58	INR 79874000	INR 51698.38
April 2022	1285	58	INR 55659885	INR 43315.09
April 2022	1285	50	INR 57228400	INR 44535.72
April 2022	1545	50	INR 81735485	INR 52903.23

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March 2022	1407	35	INR 64201800	INR 45630.28
March 2022	1930	31	INR 114258000	INR 59201.04
March 2022	1820	14	INR 80100000	INR 44010.99
March 2022	1407	39	INR 59000000	INR 41933.19
March 2022	1545	51	INR 81735485	INR 52903.23
March 2022	1285	47	INR 59919885	INR 46630.26
February 2022	1545	57	INR 97181855	INR 62900.88
February 2022	1737	34	INR 70000000	INR 40299.37
February 2022	1407	25	INR 72982020	INR 51870.66
November 2021	1285	54	INR 57600000	INR 44824.9

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RAHEJA IMPERIA PHASE 1

PROJECT PROPSCORE

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Category	Score
Place	83
Connectivity	33
Infrastructure	52
Local Environment	30
Land & Approvals	56
Project	66
People	56
Amenities	76
Building	53
Layout	58

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Interiors	53
Pricing	30
Total	**54/100**

RAHEJA IMPERIA PHASE 1

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