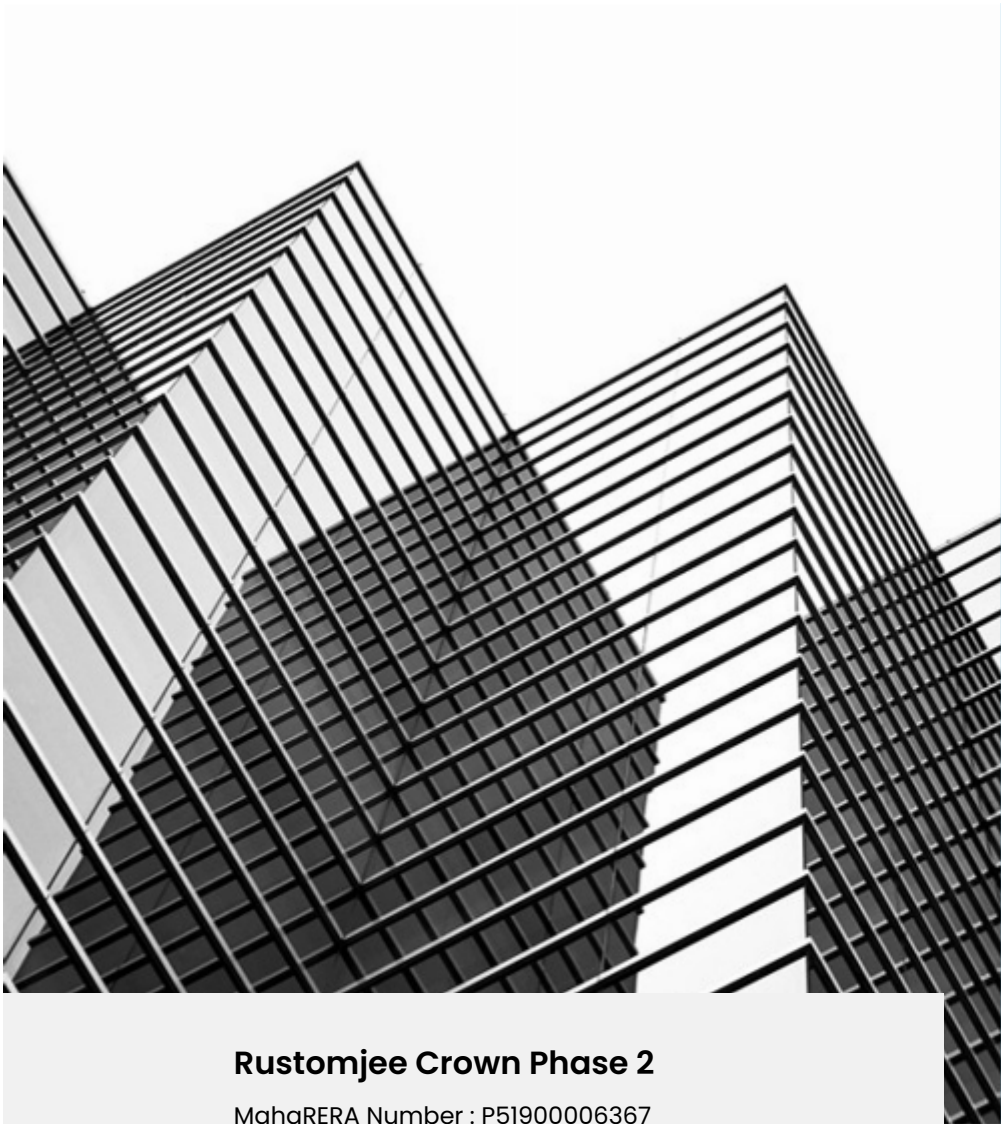


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# PROP REPORT



**Rustomjee Crown Phase 2**

MahaRERA Number : P51900006367



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

The project is in Prabhadevi. Prabhadevi is a small affluent neighbourhood of Mumbai City, situated between Dadar to the north, Worli to the south and the Arabian Sea to the west. It begins starts at Sayani Road Junction and ends at Babasaheb Worlikar Chowk. The famous Siddhivinayak Temple and Prabhadevi Temple are in this neighbourhood. The area is also home to popular artistic centres such as the Saffron Art Gallery and Ravindra Natya Mandir Theatre.

Post Office	Police Station	Municipal Ward
Gokhale Road	NA	Ward G South

### 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 86 Satisfactory AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, **11.80 Km**
- Chhatrapati Shivaji Maharaj International Airport **12.90 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **3.10 Km**
- Prabhadevi Railway Station **850 Mtrs**
- Eastern Express Hwy, Maharashtra **4.20 Km**
- King Edward Memorial Hospital **1.7 km Km**
- DY Patil International School **2 km Km**
- High Street Phoenix **3.2 km Km**
- Trip Market LLP, Naman Midtown, "A" Wing, 21th- Floor B/H Kamgar Kala Kendra, Senapati Bapat Marg, West, Prabhadevi, Mumbai, Maharashtra 400013 **800 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	4	5

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# 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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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	5.75 Acre	3 BHK,4 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Spa,Library / Reading Room,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Banquet Hall,Restaurant / Cafe,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower C	10	65	7	3 BHK,4 BHK	455

First Habitable Floor

11 th floor

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1335 - 1409 sqft
4 BHK	1581 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 54000	INR 72090000	INR 72090000 to 76086000
4 BHK	INR 56293.49	INR 89000000	INR 89000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

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## ANNEXURE A

<b>Transaction Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
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<b>October 2022</b>	1738	25	INR 72358453	INR 41633.17
<b>October 2022</b>	2129	24	INR 93564661	INR 43947.7
<b>October 2022</b>	1738	33	INR 79294596	INR 45624.05
<b>September 2022</b>	2474	28	INR 137460000	INR 55561.84
<b>September 2022</b>	1339	NA	INR 66376817	INR 49571.93
<b>September 2022</b>	2511	NA	INR 182862768	INR 72824.68
<b>September 2022</b>	1421	NA	INR 67314882	INR 47371.49
<b>September 2022</b>	1349	NA	INR 53116817	INR 39374.96
<b>September 2022</b>	1963	31	INR 109100000	INR 55578.2
<b>September 2022</b>	1334	NA	INR 54941864	INR 41185.81

<b>September 2022</b>	1580	NA	INR 75057732	INR 47504.89
<b>September 2022</b>	1963	NA	INR 80164201	INR 40837.6
<b>August 2022</b>	1404	NA	INR 59920593	INR 42678.49
<b>August 2022</b>	1338	NA	INR 60809196	INR 45447.83
<b>August 2022</b>	2485	NA	INR 87969344	INR 35400.14
<b>July 2022</b>	1586	NA	INR 62693326	INR 39529.21
<b>July 2022</b>	1544	19	INR 58760254	INR 38057.16
<b>July 2022</b>	1922	NA	INR 91700254	INR 47710.85
<b>June 2022</b>	1334	NA	INR 53620577	INR 40195.34
<b>June 2022</b>	1409	NA	INR 61969739	INR 43981.36

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## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	63
<b>Infrastructure</b>	92
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	62
<b>Project</b>	80
<b>People</b>	56
<b>Amenities</b>	68
<b>Building</b>	53
<b>Layout</b>	75

<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>68/100</b>

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