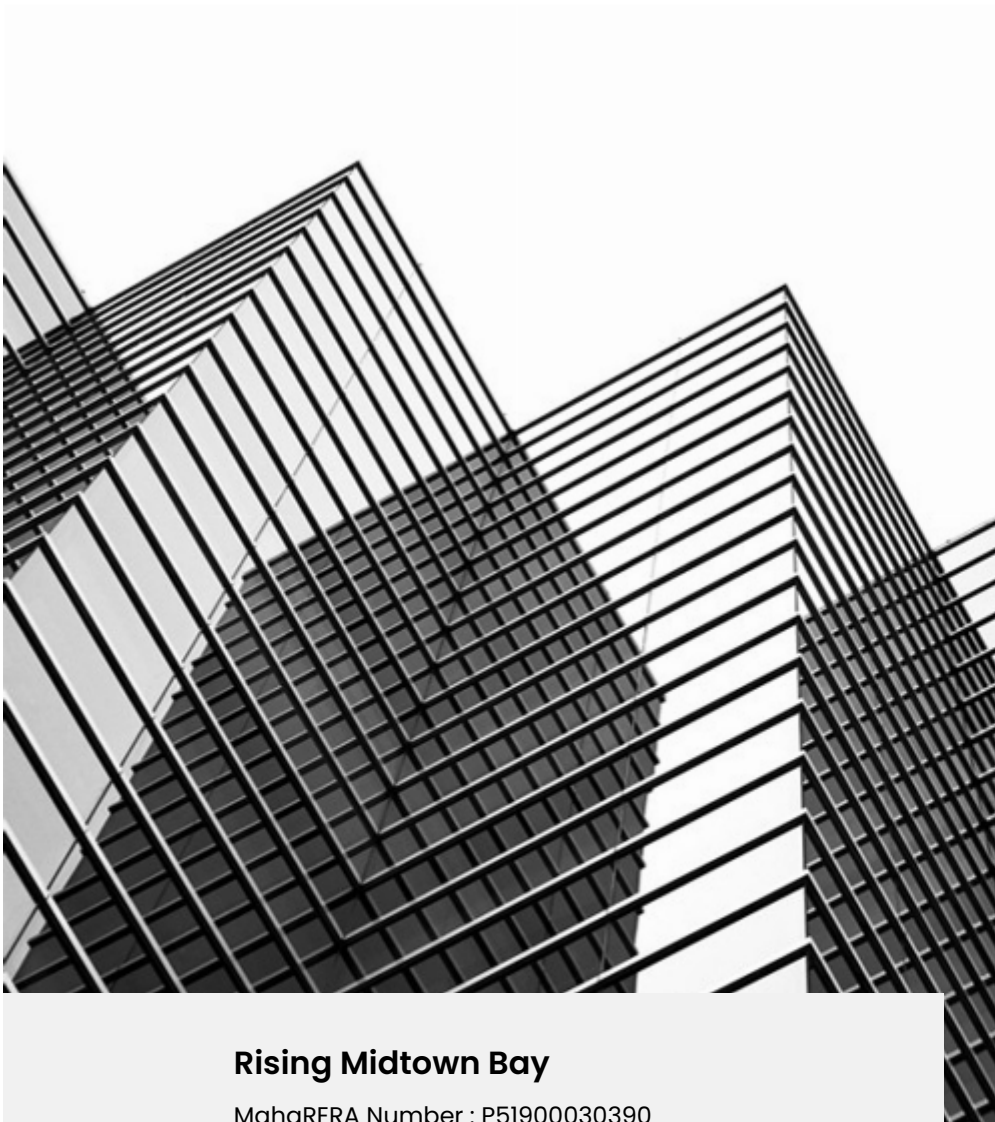


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PROP REPORT



Rising Midtown Bay

MahaRERA Number : P51900030390



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.

LOCATION

The project is in Mahim. Mahim is a neighbourhood in Mumbai, India. The Mahim railway station is in the Mahim area, on the Mumbai suburban railway on the Western Railway line. Mahim is diverse and has a church, mosque and fire-temple existing within a few meters of each other. The name Mahim is derived from the ancient Mahikavati meaning "miraculous" in Sanskrit.

Post Office	Police Station	Municipal Ward
Kapad Bazar	Mahim Police Station	Ward G North

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 208 Poor AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.00 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **3.00 Km**
- Dadar Terminus, 2R5V+X37, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **3.70 Km**
- Reclamation, Bandra West, Mumbai, Maharashtra 400050 **2.40 Km**
- Hinduja Hospital OPD Building, 8-12, SVS Rd, Mahim West, Mahim, Mumbai, Maharashtra 400016 **600 Mtrs**
- Bombay Scottish School, Mahim, 153, SVS Rd, Mahim West, Mahim, Mumbai, Maharashtra 400016 **500 Mtrs**
- Kenilworth Mall, 39th Rd, Khar, Khar West, Mumbai, Maharashtra 400050 **3.80 Km**
- Dadar Super Market, 35, Kirtikar Market, Near Kabutar Khana, Dadar, Mumbai, Maharashtra 400028 **2.40 Km**

RISING MIDTOWN BAY

LAND & APPROVALS

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

RISING MIDTOWN BAY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RISING MIDTOWN BAY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	0.68 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK,4 BHK,4.5 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Deck Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports – Electrical Cars,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Midtown Bay	8	38	12	1 BHK,2 BHK,2.5 BHK,3 BHK,4 BHK,4.5 BHK	456
First Habitable Floor				9th Floor	

Services & Safety

- **Security :** Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	365 sqft
2 BHK	560 – 580 sqft
2.5 BHK	730 sqft
3 BHK	730 sqft
4 BHK	1140 sqft
4.5 BHK	1140 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA

Technology	NA
White Goods	NA

RISING MIDTOWN BAY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 16300000
2 BHK	--	--	INR 25200000 to 25300000
2.5 BHK	--	--	INR 31390000
3 BHK	--	--	INR 31390000
4 BHK	--	--	INR 49020000
4.5 BHK	--	--	INR 49020000

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

GST	Stamp Duty	Registration
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5%	1%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Catalyst Trusteeship Limited,Central Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,Standard Chartered Bank,Tata Capital,YES Bank

Transaction History

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

RISING MIDTOWN BAY

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	83
Connectivity	73
Infrastructure	78
Local Environment	83
Land & Approvals	50
Project	50
People	39
Amenities	54
Building	55
Layout	70
Interiors	63

Pricing	40
Total	61/100

RISING MIDTOWN BAY

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