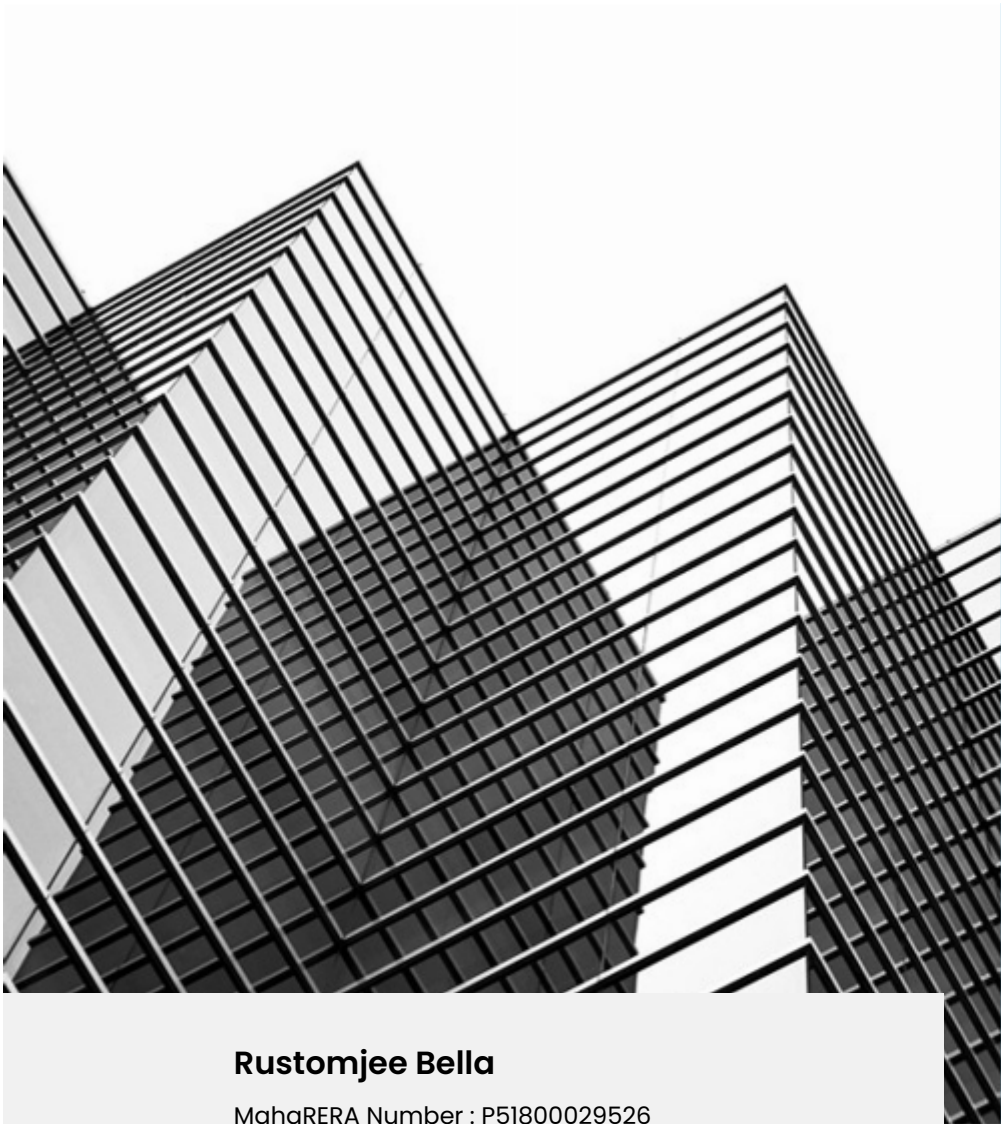


propscience.com

# PROP REPORT



**Rustomjee Bella**

MahaRERA Number : P51800029526



# 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 Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name from 'bhandupeshwas', one of the names of the Hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with a mix of residential and commercial properties.

| Post Office  | Police Station | Municipal Ward |
|--------------|----------------|----------------|
| Bhandup West | NA             | Ward S         |

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 74 AQI and the noise pollution is 51 to 85 dB.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.1 Km**
- Bharat Petroleum, Petrol Pump – Mahavir Auto, S-86, PLOT NO, 3, Maruti Mandir Rd, Bhandup, Subhash Nagar, Bhandup West, Mumbai, Maharashtra 400078 **240 Mtrs**
- Bhandup, Bhandup Station **2.1 Km**
- Lal Bahadur Shastri Rd **1 Km**
- Fortis Hospital Mulund **1.6 Km**
- GS Shetty International School **1 Km**
- Neptune Magnet Mall **2.5 Km**
- Oasis Super Market **1.6 Km**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2022                             | 3                    | 1                          |

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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               |

## PROJECT & AMENITIES

| Time Line                        | Size   | Typography  |
|----------------------------------|--------|-------------|
| Completed on 31st December, 2023 | 2 Acre | 1 BHK,2 BHK |

### Project Amenities

|                        |                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------|
| Sports                 | Cricket Pitch,Multipurpose Court,Squash Court,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure                | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park                                                 |
| Business & Hospitality | NA                                                                                                                 |
| Eco Friendly Features  | NA                                                                                                                 |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing C                | 3               | 19           | 5               | 1 BHK,2 BHK    | 95             |
| Wing D                | 3               | 19           | 5               | 1 BHK,2 BHK    | 95             |
| First Habitable Floor |                 |              |                 | 5 th Floor     |                |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

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## FLAT INTERIORS

| Configuration | RERA Carpet Range    |
|---------------|----------------------|
| 1 BHK         | 326.47 – 425.07 sqft |
| 2 BHK         | 529.15 – 576.41 sqft |

|       |                      |
|-------|----------------------|
| 1 BHK | 326.47 – 402.68 sqft |
| 2 BHK | 519.47 – 576.41 sqft |

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

|                              |                                                         |
|------------------------------|---------------------------------------------------------|
| Flooring                     | Marble Flooring,Vitrified Tiles                         |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink |
| Finishing                    | NA                                                      |
| HVAC Service                 | NA                                                      |
| Technology                   | NA                                                      |
| White Goods                  | Modular Kitchen,Air Conditioners                        |

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# COMMERCIALS

| Configuration | Rate Per Sqft   | Agreement Value | Box Price                   |
|---------------|-----------------|-----------------|-----------------------------|
| 1 BHK         | INR<br>22565.36 | INR 7508859     | INR 8524497 to<br>11292309  |
| 2 BHK         | INR<br>23499.95 | INR 12207560    | INR 13770364 to<br>15265108 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 5%              | INR 39000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                            |                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                        |
| <b>Payment Plan</b>        | Construction Linked Payment                                                          |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank |

## Transaction History

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

RUSTOMJEE BELLA

# ANNEXURE A

| Transection<br>Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|---------------------|-------------|-------|--------------|-----------------|
| February<br>2022    | 529         | 14    | INR 11014821 | INR 20821.97    |
| February<br>2022    | 576         | 4     | INR 11555868 | INR 20062.27    |
| January<br>2022     | 419         | 14    | INR 9171313  | INR 21888.58    |
| January<br>2022     | 403         | 7     | INR 8476414  | INR 21033.29    |
| January<br>2022     | 403         | 5     | INR 8060043  | INR 20000.11    |
| December<br>2021    | 529         | 10    | INR 11348123 | INR 21452.03    |
| December<br>2021    | 403         | 18    | INR 8671741  | INR 21517.97    |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>December<br/>2021</b>  | 403 | 8  | INR 8597218  | INR 21333.05 |
| <b>November<br/>2021</b>  | 519 | 6  | INR 10389413 | INR 20018.14 |
| <b>November<br/>2021</b>  | 576 | 10 | INR 12277533 | INR 21315.16 |
| <b>November<br/>2021</b>  | 528 | 13 | INR 10924425 | INR 20690.2  |
| <b>October<br/>2021</b>   | 359 | 9  | INR 6976664  | INR 19433.6  |
| <b>October<br/>2021</b>   | 403 | 17 | INR 8307288  | INR 20613.62 |
| <b>October<br/>2021</b>   | 529 | 19 | INR 11295218 | INR 21352.02 |
| <b>October<br/>2021</b>   | 425 | 8  | INR 8662927  | INR 20383.36 |
| <b>September<br/>2021</b> | 576 | 13 | INR 11856754 | INR 20584.64 |
| <b>September<br/>2021</b> | 403 | 5  | INR 8254940  | INR 20483.72 |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>September<br/>2021</b> | 576 | 16 | INR 12317882 | INR 21385.21 |
| <b>August 2021</b>        | 576 | 7  | INR 12035441 | INR 20894.86 |
| <b>February<br/>2019</b>  | 419 | 15 | INR 9127290  | INR 21783.51 |

RUSTOMJEE BELLA

## 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             | 63    |
| Connectivity      | 83    |
| Infrastructure    | 86    |
| Local Environment | 80    |

|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 56            |
| <b>Project</b>              | 70            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 56            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 63            |
| <b>Interiors</b>            | 53            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>63/100</b> |

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RUSTOMJEE BELLA

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