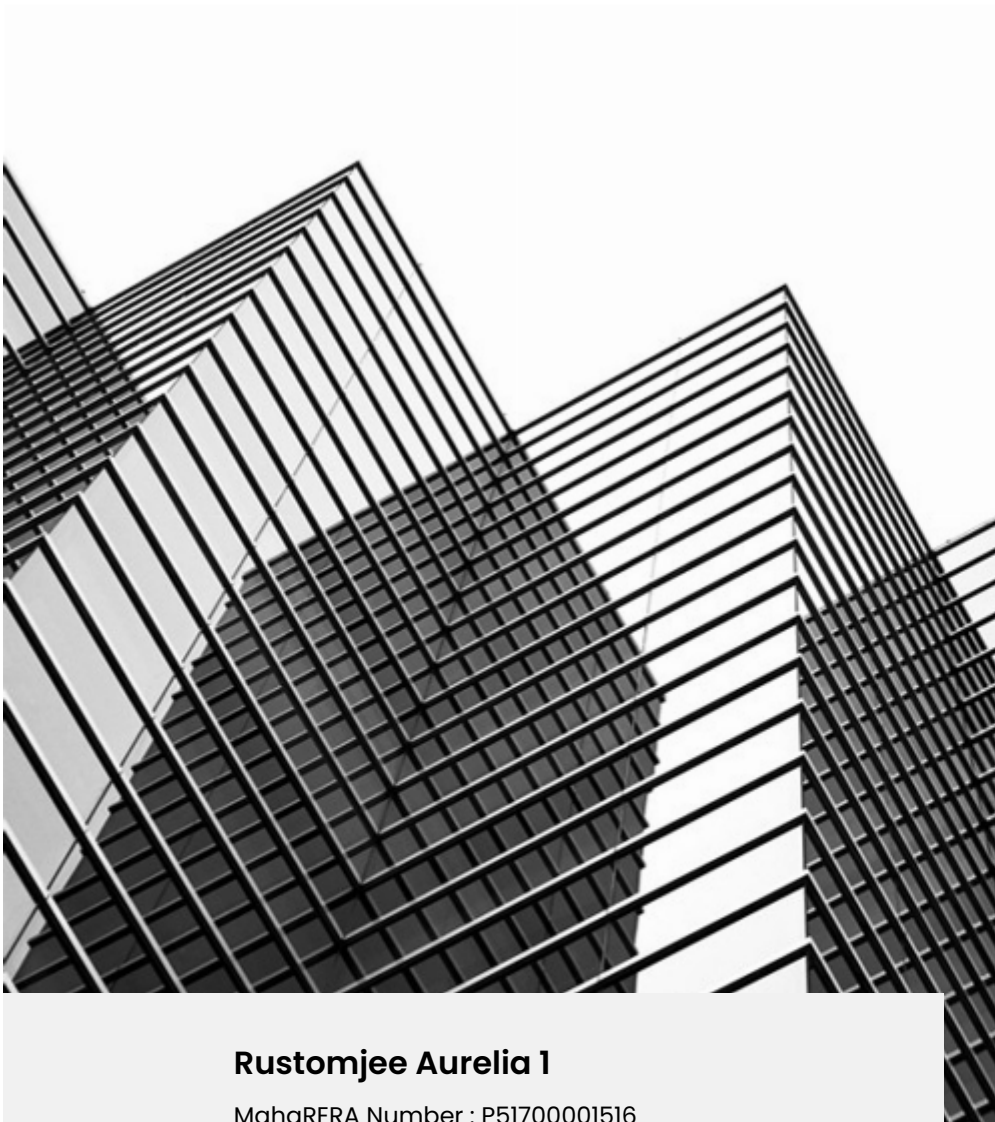


propscience.com

# PROP REPORT



**Rustomjee Aurelia 1**

MahaRERA Number : P51700001516



# 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 Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Thane       | NA             | NA             |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.0 Km**
- Akashganga Complex Rabodi **700 Mtrs**
- Jupiter Hospital **3.0 Km**
- Thane Railway Station **2.9 Km**
- Ghodbunder Rd **2.1 Km**
- Jupiter Hospital **3.0 Km**
- Rustomjee Cambridge International School **120 Mtrs**
- Viviana Mall **2.9 Km**
- Big Bazaar Viviana Mall **2.9 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| June 2021                            | 9                    | 2                          |

## 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 30th June, 2021 | 648.87 Sqmt | 1 BHK,2 BHK |

### Project Amenities

|                                   |                                                                                                                                    |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area |
| <b>Leisure</b>                    | Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly                                          |
| <b>Business &amp; Hospitality</b> | Banquet Hall,ATM / Bank Attached,Restaurant / Cafe,Clubhouse,Multipurpose Hall                                                     |
| <b>Eco Friendly Features</b>      | Landscaped Gardens,Water Storage,Charging Ports – Electrical Cars                                                                  |

## BUILDING LAYOUT

| Tower Name          | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------|-----------------|--------------|-----------------|----------------|----------------|
| Rustomjee Aurelia 1 | 4               | 30           | 8               | 1 BHK,2 BHK    | 240            |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 4th |
|-----------------------|-----|

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 2 BHK                   | 976 – 998 sqft        |
| Floor To Ceiling Height | Between 9 and 10 feet |

|                 |                                              |
|-----------------|----------------------------------------------|
| Views Available | Open Grounds / Landscape / Project Amenities |
|-----------------|----------------------------------------------|

|                              |                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles                                                                                                                 |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Laminated flush doors,Double glazed glass windows                                                                                               |
| HVAC Service                 | NA                                                                                                                                              |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | NA                                                                                                                                              |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 10000000 to 10200000 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 1%                | 5%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 500000             | INR 0                |

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

## Transaction History

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

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## 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      | 83    |
| Infrastructure    | 100   |
| Local Environment | 100   |
| Land & Approvals  | 62    |
| Project           | 71    |
| People            | 56    |
| Amenities         | 76    |
| Building          | 55    |
| Layout            | 66    |
| Interiors         | 63    |
| Pricing           | 30    |

**Total**

**70/100**

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