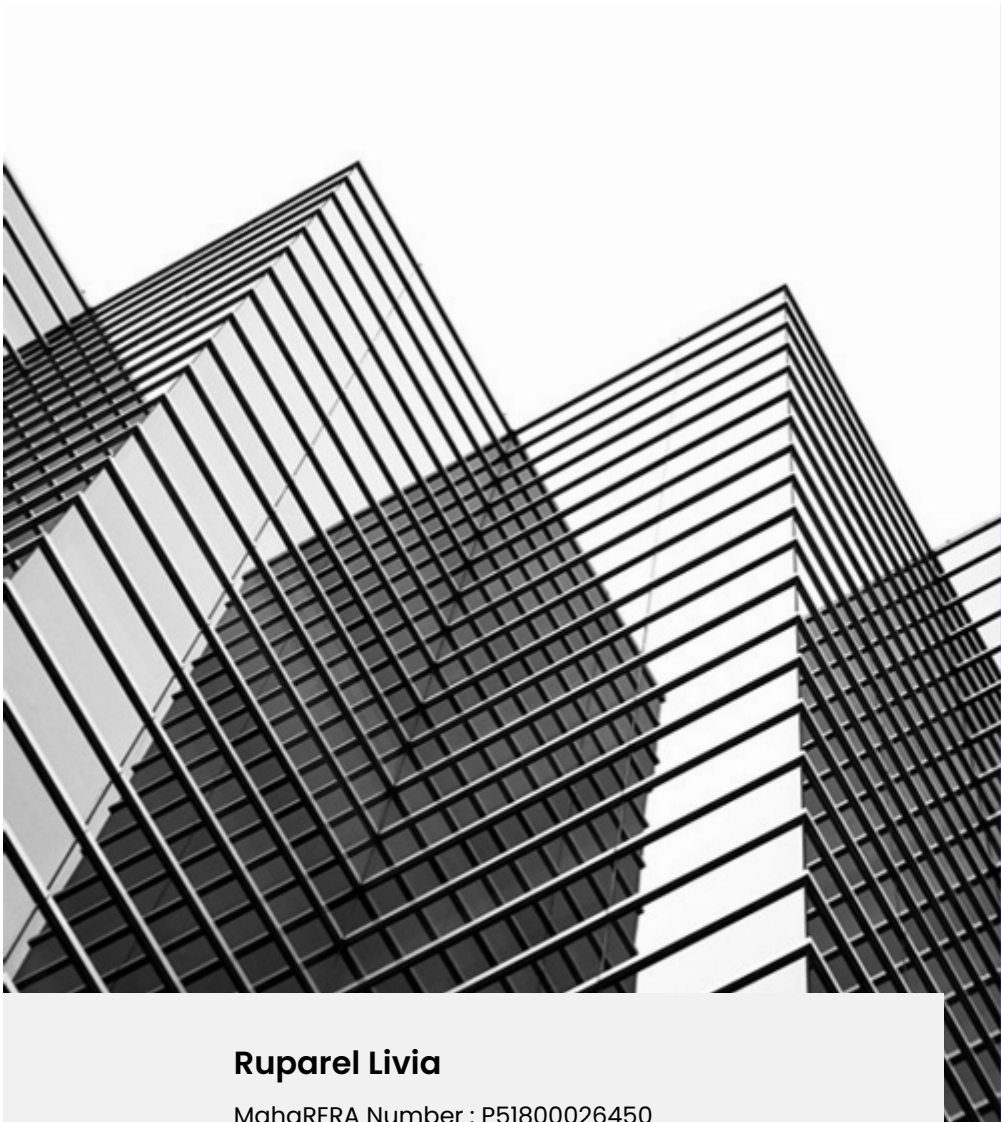


propscience.com

# PROP REPORT



**Ruparel Livia**

MahaRERA Number : P51800026450



# 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 Kurla (East). Kurla is a neighbourhood of East Mumbai, India. Kurla may be divided into two parts: Kurla (East) and Kurla (West), It is the headquarters of the Kurla taluka of Mumbai Suburban district. Kurla East is bordered by the suburban neighbourhoods of Chunabhatti in the south, Chembur in the East and Ghatkopar in the North. The Eastern Express Highway is the main thoroughfare for Kurla East.

| Post Office | Police Station       | Municipal Ward |
|-------------|----------------------|----------------|
| Nehru Nagar | Kurla Police Station | Ward L         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 149 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.1 Km**
- Kurla Railway Station Bus Stop **1 Km**
- Kurla Railway Station **1 Km**
- Bengaluru - Mumbai Hwy **100 Mtrs**
- City Hospital & Research Centre, Sagar Palace A, City, Sonapur Ln, Kurla West, Kurla, Mumbai, Maharashtra 400070 **1.3 Km**
- Iglookids International Preschool **1.5 Km**
- Phoenix Marketcity **2.8 Km**
- Janta Rice Traders **1.4 Km**

## LAND & APPROVALS



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

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## BUILDER & CONSULTANTS



| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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## PROJECT & AMENITIES



| Time Line                        | Size     | Typography |
|----------------------------------|----------|------------|
| Completed on 31st December, 2023 | 0.3 Acre | 1 BHK      |

Project Amenities

|                        |                                                |
|------------------------|------------------------------------------------|
| Sports                 | Swimming Pool,Gymnasium                        |
| Leisure                | Senior Citizen Zone,Deck Area,Reflexology Park |
| Business & Hospitality | Restaurant / Cafe,Clubhouse                    |
| Eco Friendly Features  | NA                                             |

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BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Ruparel Livia         | 4               | 19           | 9               | 1 BHK          | 171            |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Video Door  
Phone,MyGate / Security Apps
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters  
/sewers

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 368 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,Stainless Steel Sink |
| Finishing                    | NA                                     |
| HVAC Service                 | NA                                     |

|             |                 |
|-------------|-----------------|
| Technology  | NA              |
| White Goods | Modular Kitchen |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 7800000 to 8100000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 5%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 600000      | INR 0         |

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Festive Offers | The builder is not offering any festive offers at the moment. |
|----------------|---------------------------------------------------------------|

|                                    |                                                                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Payment Plan</b>                | NA                                                                                                                                   |
| <b>Bank<br/>Approved<br/>Loans</b> | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,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          | 48    |
| Connectivity   | 83    |
| Infrastructure | 100   |

|                             |               |
|-----------------------------|---------------|
| <b>Local Environment</b>    | 70            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 74            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 42            |
| <b>Building</b>             | 77            |
| <b>Layout</b>               | 63            |
| <b>Interiors</b>            | 45            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>59/100</b> |

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RUPAREL LIVIA

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