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# PROP REPORT



**Rassaz Greens**

MahaRERA Number : P51700008730



# 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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.3 Km**
- Ramdev Chauraha **190 Mtrs**
- Miraroad Railway Station **1.7 Km**
- Mira Bhayandar Road **700 Mtrs**
- Thunga Hospital **900 Mtrs**
- Sardar Vallabhbhai Patel Vidyalaya **450 Km**
- Rassaz Multiplex **1.5 Km**
- D Mart **3.0 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

NA

On-Going  
Litigations

NA

RERA Registered  
Complaints

NA

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## BUILDER & CONSULTANTS

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Project Funded By

NA

Architect

NA

Civil Contractor

NA

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## PROJECT & AMENITIES

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Time Line

Size

Typography

Completed on 31st December, 2020

4 Acre

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Tennis Court,Putting Green,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Senior Citizen Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B Wing	2	10	4	1 BHK,2 BHK	40

C Wing	2	18	4	1 BHK,2 BHK	72
D Wing	2	18	4	1 BHK,2 BHK	72
E Wing	2	18	4	1 BHK,2 BHK	72
First Habitable Floor				2nd	

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	385 sqft
2 BHK	648 sqft

1 BHK	385 sqft
2 BHK	648 sqft
1 BHK	385 sqft
2 BHK	648 sqft
1 BHK	385 sqft
2 BHK	648 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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	NA
HVAC Service	NA
Technology	Optic Fiber Cable

White Goods	Modular Kitchen
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 20000	--	INR 7700000
2 BHK	INR 18209.88	--	INR 11800000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
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**Payment Plan**

Construction Linked Payment

**Bank Approved  
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI 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	78
Local Environment	100

<b>Land &amp; Approvals</b>	50
<b>Project</b>	66
<b>People</b>	39
<b>Amenities</b>	76
<b>Building</b>	65
<b>Layout</b>	46
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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