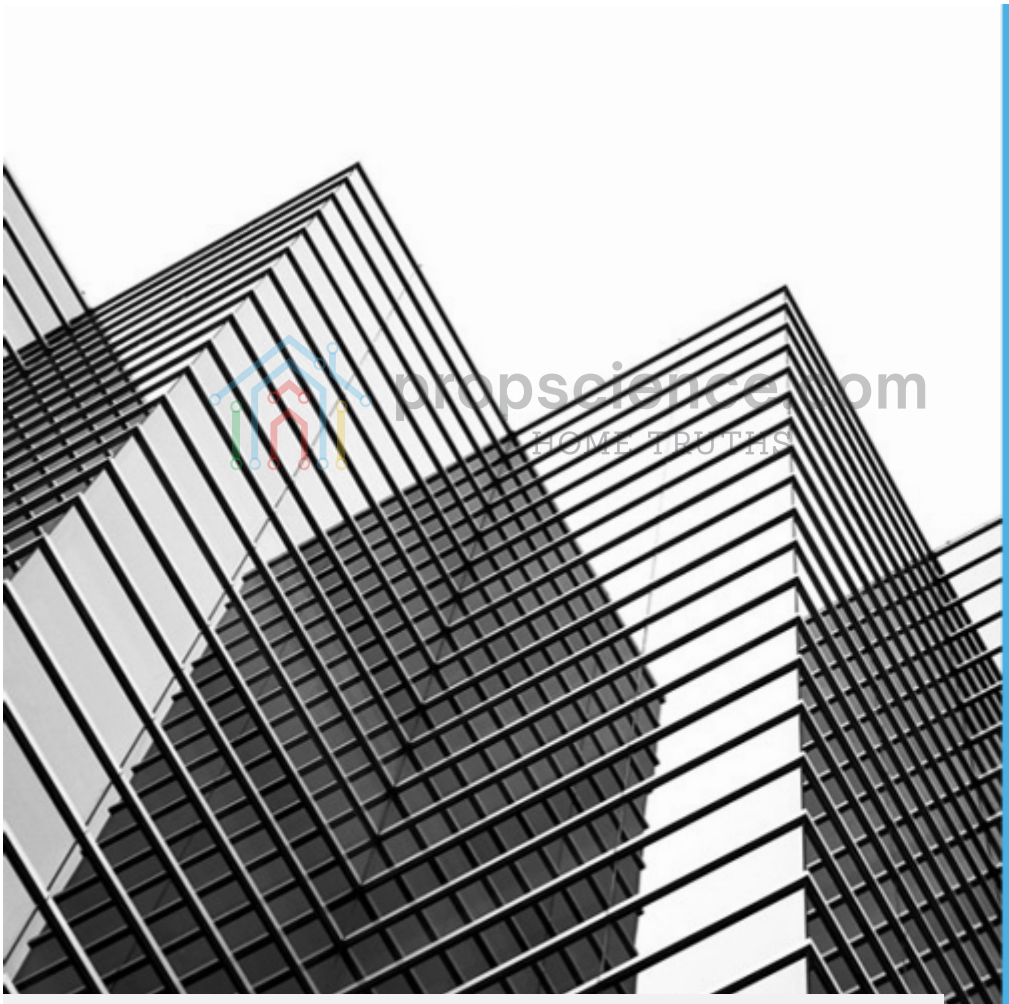
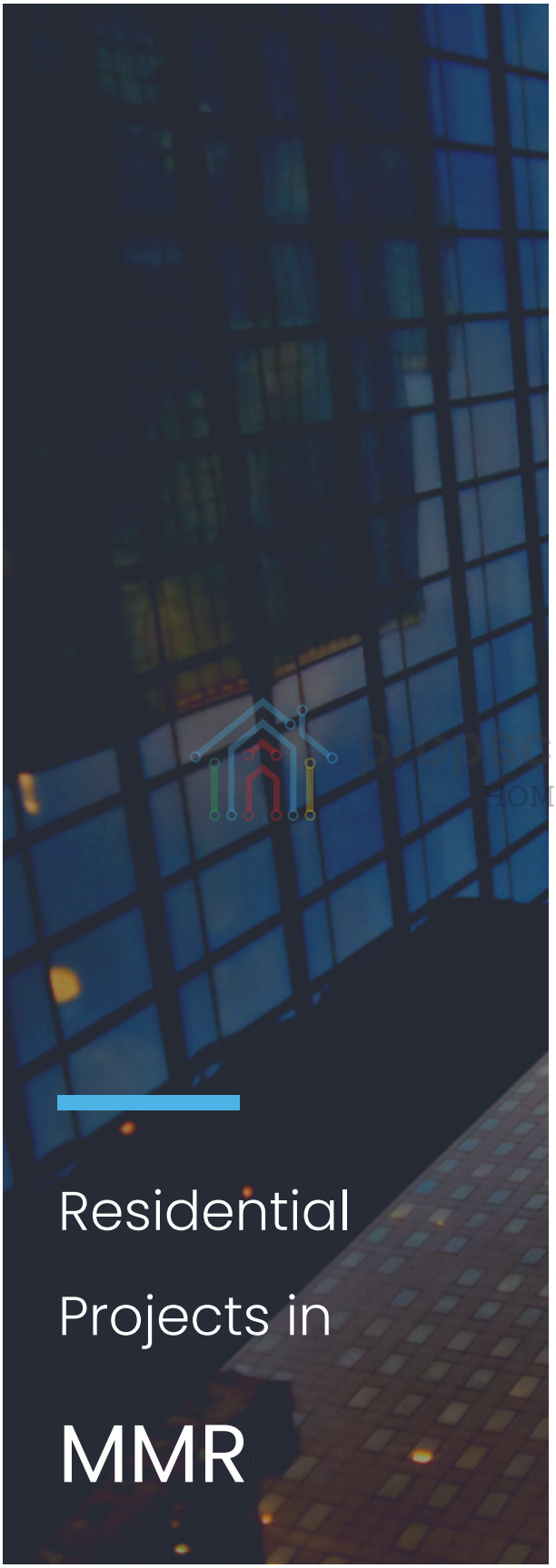
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PROP REPORT



Ruparel Mumbai XL

MahaRERA Number : P51800007630



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.

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LOCATION

The project is in Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
Kandivali West	Kandivali Police Station	Ward R South

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 58 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **16.2 Km**
- Charkop Bus Station **4.1 Km**
- Kandivali Railway Station **2.4 Km**
- Western Express Highway **7.8 Km**
- Chavan Hospital **1.5 Km**
- Thakur International School **1.0 Km**
- Growel's 101 Mall **6.0 Km**
- D Mart **1.40 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	NA	18

RUPAREL MUMBAI XL

BUILDER & CONSULTANTS

Ruparel Realty is a Mumbai based real estate firm founded by Mr Mahendra Karsandas Ruparel in the year 2000. The company has successfully constructed and delivered over 20lac square feet of residential space in Mumbai and Greater Mumbai. At present they have projects spanning over 6 million square feet in Mumbai and Navi Mumbai. In its two decades of existence, the company has created a niche for themselves in the industry with their quality construction and detailed designs.

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Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

RUPAREL MUMBAI XL

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1 Acre	2 BHK

Project Amenities

Sports	Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Water Storage,Solar Pannel

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RUPAREL MUMBAI XL

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

West Sky	7	59	8	2 BHK	472

First Habitable Floor	1st floor

Services & Safety

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

RUPAREL MUMBAI XL

FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	620 - 775 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,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

RUPAREL MUMBAI XL

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 14900000 to 19800000

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

GST	Stamp Duty	Registration

5%	0%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 300000	INR 0

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

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	619	NA	INR 11047619	INR 17847.53
February 2022	616	NA	INR 12666667	INR 20562.77
January 2022	616	NA	INR 12380952	INR 20098.95
January 2022	622	NA	INR 13509524	INR 21719.49
January 2022	709	NA	INR 14761905	INR 20820.74
December 2021	681	16	INR 12000000	INR 17621.15
December 2021	619	NA	INR 13428571	INR 21693.98
December 2021	709	NA	INR 12508571	INR 17642.55
November 2021	681	NA	INR 13428000	INR 19718.06

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November 2021	709	NA	INR 13428572	INR 18940.16
November 2021	681	NA	INR 12571429	INR 18460.25
October 2021	619	NA	INR 13180952	INR 21293.95
October 2021	681	NA	INR 13247619	INR 19453.19
October 2021	780	NA	INR 15047619	INR 19291.82

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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	55
Connectivity	55
Infrastructure	78
Local Environment	90
Land & Approvals	30
Project	76
People	55
Amenities	86
Building	57
Layout	63
Interiors	63
Pricing	50
Total	**63/100**

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RUPAREL MUMBAI XL

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