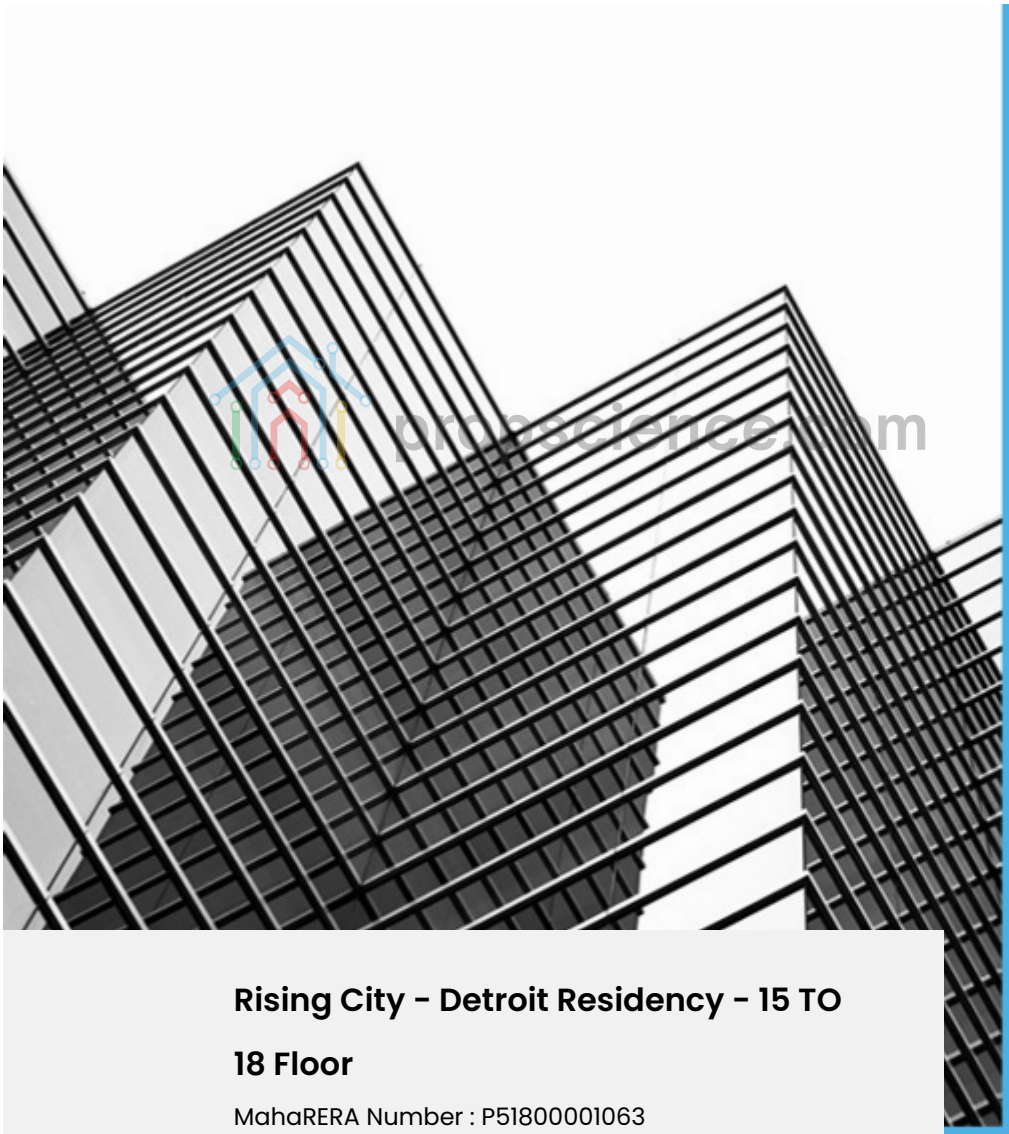
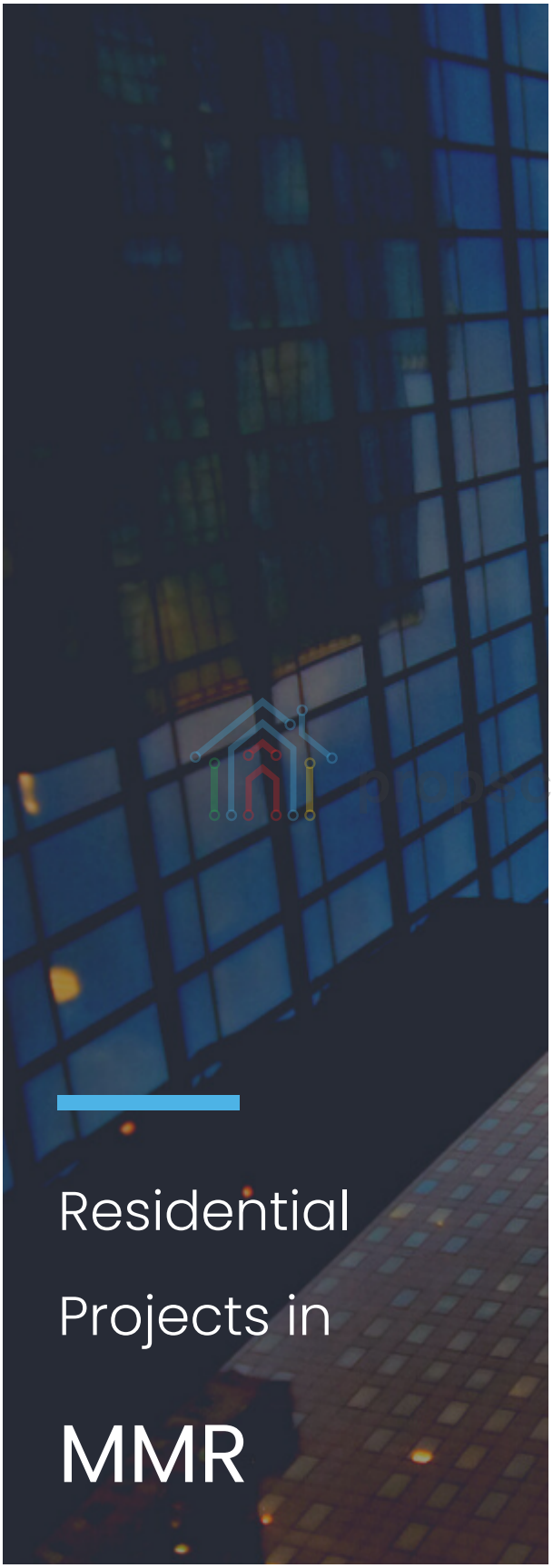
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PROP REPORT



Rising City - Detroit Residency - 15 TO 18 Floor

MahaRERA Number : P51800001063



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.

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 86 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.9 Km**
- Pune Viidya bhavan school Bus Stop **2.8 Km**
- Chembur Monorail Station **3.8 Km**
- Vivo Ghatkopar Metro Station **4.7 Km**
- Chembur Railway Station **4.0 Km**
- Eastern Express Highway **4.7 Km**
- Zen Multispeciality Hospital **4.6 Km**
- RBK International Academy, **1.6 Km**
- R City Mall **6.8 Km**
- Apna Bazar **4.6 Km**

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

LAND & APPROVALS

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

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	1.5 Acre	2 BHK,3 BHK

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Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room
Business & Hospitality	Conference / Meeting Room,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse

Eco Friendly Features	Rain Water Harvesting,STP Plant

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rising City - Detroit Residency - 15 TO 18 Floor	4	19	8	2 BHK,3 BHK	152

First Habitable Floor	1st Floor

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Services & Safety

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

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	600 - 614 sqft
3 BHK	921 - 925 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	Geyser,Air Conditioners

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	INR 15000000	INR 16533000 to 16918070
3 BHK	INR 25000	INR 23025000	INR 25362105 to 25472125

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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	NA	INR Rs. 5 Psf

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

RISING CITY - DETROIT RESIDENCY - 15 TO 18 FLOOR

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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	63
Infrastructure	56
Local Environment	80
Land & Approvals	58
Project	74
People	39
Amenities	78
Building	67
Layout	56
Interiors	73
Pricing	63
Total	**63/100**

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