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PROP REPORT



Ruparel Optima Phase I

MahaRERA Number : P51800013701



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 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
Charkop	Kandivali Police Station	Ward R South

Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 74 AQI and the noise pollution is Greater than 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15.3 Km**
- Malwani Gate No 1 Bus Stop **1.4 Km**
- Kandivali Railway Station **3 Km**
- New Link Rd, **3.0 Km**
- Surana Hospital and Research Centre. **2.2 Km**
- Ryan International School ICSE **2.1 Km**
- Infinity Mall **2.8 Km**
- D'Mart **2.8 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2021	NA	1

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BUILDER & CONSULTANTS

Ruparel Realty is a Mumbai based real estate firm founded by Mr Mahendra Karsandas Purparel 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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	25297.29 Sqmt	1 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Day Care,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Eco-Friendly Paint,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Optima Ph I Bldg 1	9	42	14	1 BHK	588

Optima Ph I Bldg 2	9	42	12	1 BHK	504
Optima Ph I Bldg 3	8	43	12	1 BHK	516
First Habitable Floor					1st

Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators, Auto Rescue Device (ARD)



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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	322 sqft
1 BHK	322 sqft
1 BHK	322 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	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
HVAC Service	VRV / VRF System, Split / Box A/C Provision
Technology	Home Automation, Optic Fiber Cable
White Goods	Modular Kitchen, Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 18602.48	INR 5990000	INR 7230000
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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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Deferral Payment without Subvention
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	322	35	INR 4490000	INR 13944.1
August 2022	322	33	INR 5200000	INR 16149.07
July 2022	322	38	INR 5870000	INR 18229.81
July 2022	322	31	INR 5321000	INR 16524.84
July 2022	322	39	INR 5458000	INR 16950.31
June 2022	322	26	INR 5400000	INR 16770.19
June 2022	322	40	INR 5459000	INR 16953.42
June 2022	322	29	INR 5800000	INR 18012.42
May 2022	322	36	INR 5549000	INR 17232.92
May 2022	322	28	INR 4990000	INR 15496.89
May 2022	322	23	INR 4990000	INR 15496.89
April 2022	322	30	INR 5729000	INR 17791.93
April 2022	321	29	INR 5553750	INR 17301.4



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April 2022

322

35


INR 5553720

INR 17247.58

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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	HOME TRUTHS 55
Connectivity	83
Infrastructure	92
Local Environment	55
Land & Approvals	50
Project	69
People	46

Amenities	76
Building	68
Layout	45
Interiors	80
Pricing	53
Total	64/100

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HOME TRUTHS

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