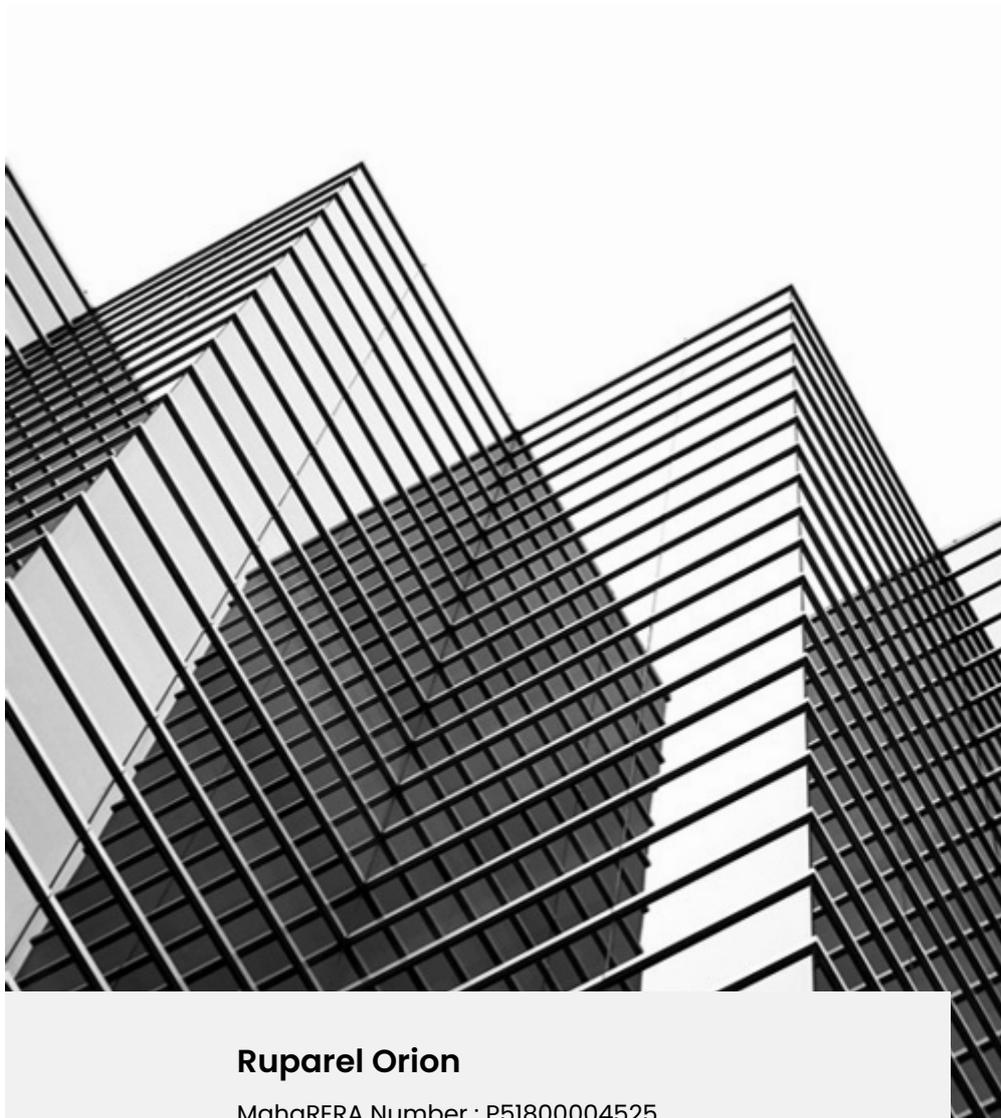


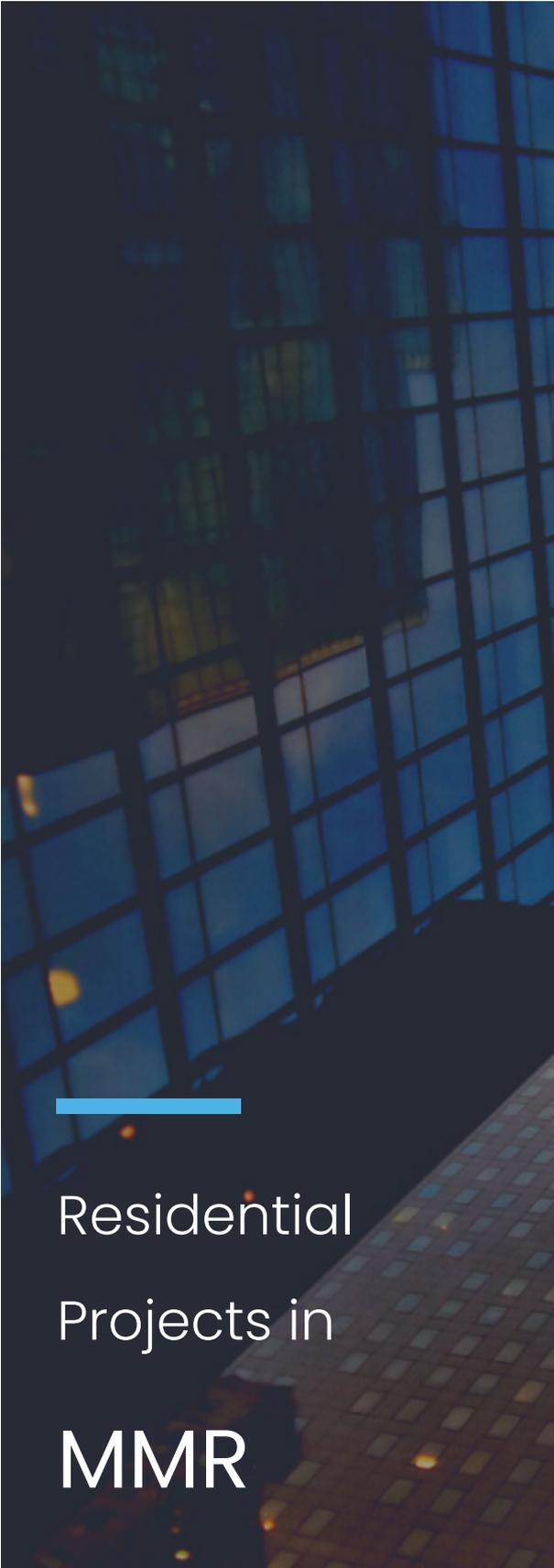
propscience.com

# PROP REPORT



**Ruparel Orion**

MahaRERA Number : P51800004525



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 316 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.7 Km**
- Thakkar Bappa Colony Bus Stop **650 Mtrs**
- V.N.P. (R.C. Marg) Monorail Station **1.2 Km**
- Chembur Railway Station **1.3 Km**
- Chembur Flyover **100 Mtrs**
- Sushrut Hospital & Research Centre **400 Mtrs**
- St. Anthony's Girls' High School **1.9 Km**
- K Star Mall **2.2 Km**
- Pornima Super Market **400 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	3

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RUPAREL ORION

## BUILDER & CONSULTANTS

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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.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st May, 2020	1.67 Acre	1 BHK,2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	16	2	1 BHK,2 BHK,3 BHK	32
Wing B	2	16	2	1 BHK,2 BHK,3 BHK	32
Wing C	2	16	3	1 BHK,2 BHK,3 BHK	48
Wing D	2	16	3	1 BHK,2 BHK,3 BHK	48

First Habitable Floor	2 nd Floor
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## Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	451 - 476 sqft
2 BHK	813 sqft
3 BHK	950 sqft
1 BHK	451 - 476 sqft
2 BHK	813 sqft
3 BHK	950 sqft
1 BHK	451 - 476 sqft
2 BHK	813 sqft
3 BHK	950 sqft
1 BHK	451 - 476 sqft
2 BHK	813 sqft

3 BHK

950 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	Chimney & Hob,Modular Kitchen

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## COMMERCIALS

**Configuration**

**Rate Per  
Sqft**

**Agreement  
Value**

**Box Price**

1 BHK	INR 28411.63	--	INR 12700000 to 14000000
2 BHK	INR 29520.3	--	INR 24000000
3 BHK	INR 28947.37	--	INR 27500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### 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.
January 2022	813	NA	INR 13500000	INR 16605.17
September 2021	820	6	INR 20500000	INR 25000

## 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

<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	63
<b>Land &amp; Approvals</b>	62
<b>Project</b>	61
<b>People</b>	46
<b>Amenities</b>	60
<b>Building</b>	57
<b>Layout</b>	58
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>60/100</b>

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RUPAREL ORION

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