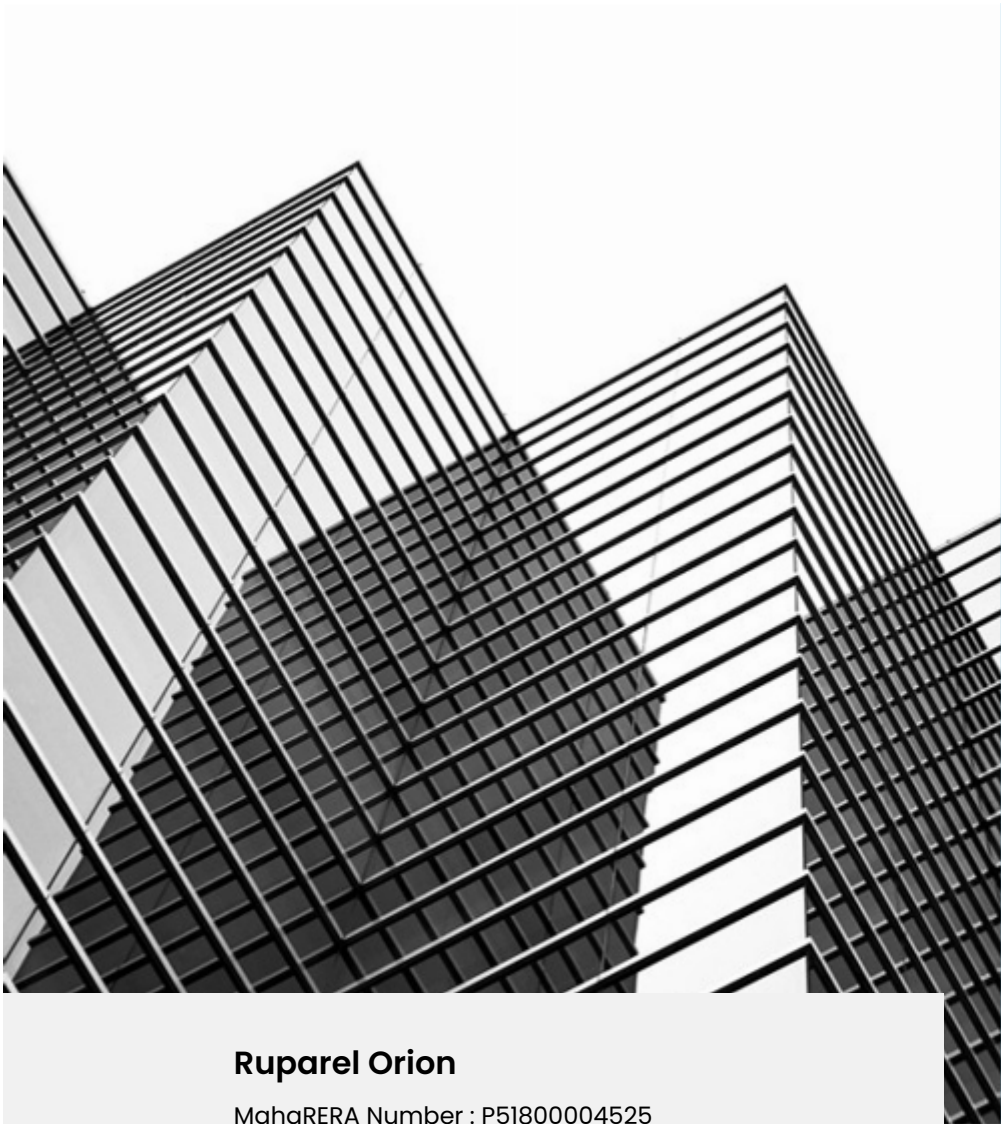


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PROP REPORT



Ruparel Orion

MaharERA Number : P51800004525



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 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

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

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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 May, 2020	1.67 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	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	

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

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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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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.

GST	Stamp Duty	Registration
5%	5%	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	NA
Bank Approved Loans	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

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

RUPAREL ORION

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