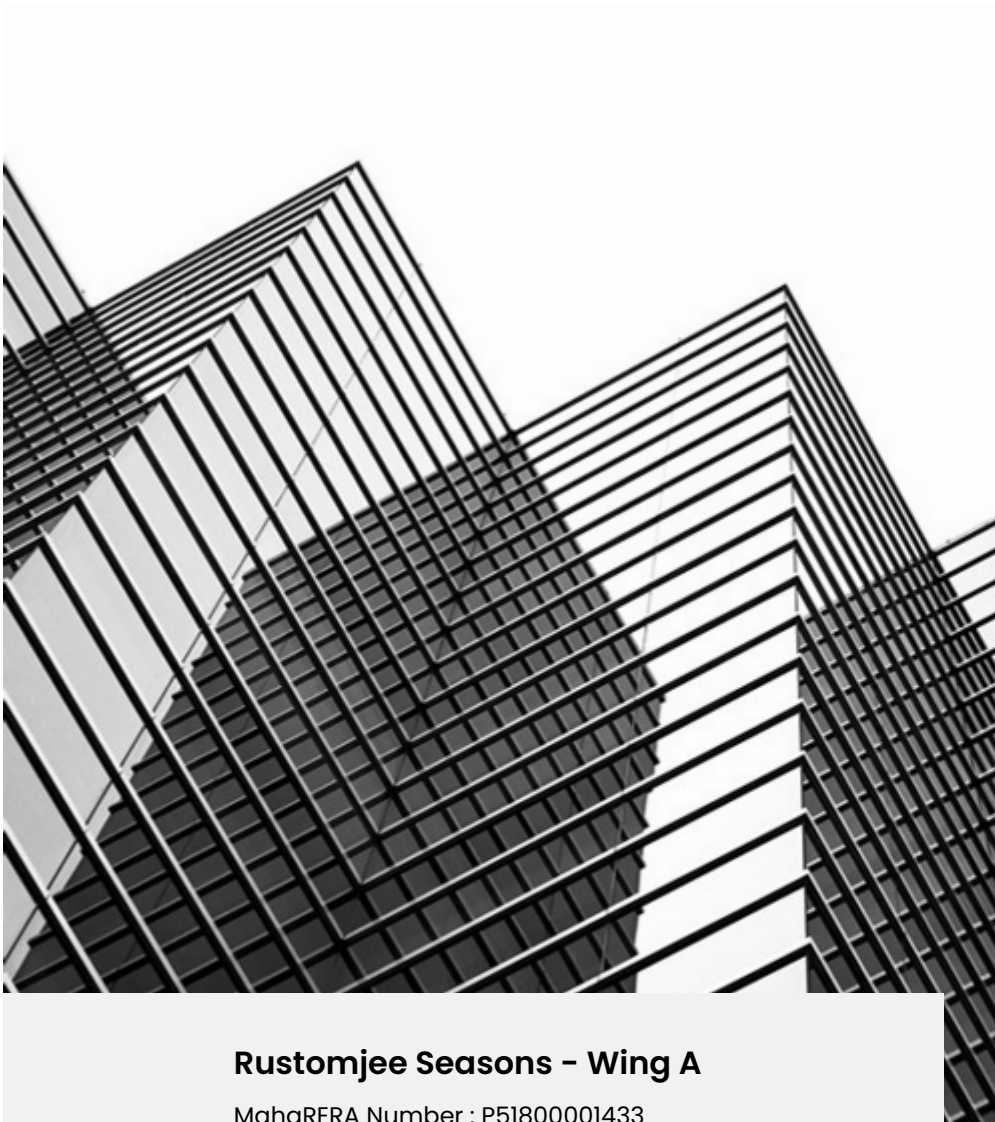


# PROP REPORT



**Rustomjee Seasons – Wing A**

MahaRERA Number : P51800001433



# 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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Bandra East	BKC Police Station	Ward H East

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 239 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **6 Km**
- Chhatrapati Shivaji Maharaj International Airport **10 Km**
- MMRDA Bus Stop **1.3 Km**
- Bandra East Station **2 Km**
- S.V. Road **3.6 Km**
- Asian Heart Institute **3.1 Km**
- Chetana College **600 Mtrs**
- Cinemax **350 Mtrs**
- A to Z Supermarket **150 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	2

## BUILDER & CONSULTANTS

Founded in the year 1996, Rustomjee is a formidable real estate development company in Mumbai. Headed by Mr. Boman R. Irani, a first-generation developer, the company has excelled in the real estate industry in short period of time. They have successfully delivered 230 buildings, developed 16 million square feet of real estate space and two integrated townships. They have provided home to over 12,300 families. The Rustomjee Group has delivered residential projects for all market segments with budget / affordable options in the outskirts of Mumbai city and luxury residences in the heart of the financial capital. Mr. Irani was named real estate person of the year in 2017 and is currently the National Vice President with the Confederation of Real Estate Developers Association of India (CREDAI) and the Maharashtra Chamber of Housing Industry (MHCI – CREDAI).

Project Funded By	Architect	Civil Contractor
-------------------	-----------	------------------

IDBI Trusteeship Services Limited

NA

NA

RUSTOMJEE SEASONS –  
WING A

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2020	3.82 Acre	3 BHK,4 BHK

### Project Amenities

<b>Sports</b>	Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Day Care,Sky Lounge / Bar,Restaurant / Cafe
<b>Eco Friendly Features</b>	Landscaped Gardens,STP Plant

RUSTOMJEE SEASONS –  
WING A

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	22	4	3 BHK,4 BHK	88
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

RUSTOMJEE SEASONS – WING A
-------------------------------

# FLAT INTERIORS

Configuration	RERA Carpet Range
---------------	-------------------

3 BHK	1235 sqft
4 BHK	1650 - 1836 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled
White Goods	Geyser

<div> RUSTOMJEE SEASONS – WING A </div>	
---	--

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 64777.33	--	INR 80000000
4 BHK	INR 66363.64	--	INR 109500000 to 126800000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment



**Bank Approved  
Loans**

Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,IIFL  
Bank,Kotak Bank,SBI Bank,YES Bank

**Transaction History**

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

RUSTOMJEE SEASONS –  
WING A

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	1004	NA	INR 45566600	INR 45385.06
March 2022	1144	NA	INR 53000000	INR 46328.67
March 2022	1144	NA	INR 53502716	INR 46768.11
February 2022	1277	21	INR 56000000	INR 43852.78
January 2022	1144	NA	INR 54006406	INR 47208.4
December 2021	1056	NA	INR 49843387	INR 47200.18

<b>November 2021</b>	1144	NA	INR 51777750	INR 45260.27
<b>November 2021</b>	1371	18	INR 82000000	INR 59810.36
<b>October 2021</b>	2120	NA	INR 115600000	INR 54528.3
<b>October 2021</b>	1283	9	INR 66000000	INR 51441.93
<b>September 2021</b>	1141	NA	INR 56000000	INR 49079.75
<b>September 2021</b>	1928	NA	INR 54219800	INR 28122.3
<b>August 2021</b>	1056	NA	INR 48474000	INR 45903.41
<b>August 2021</b>	1284	NA	INR 49553847	INR 38593.34
<b>July 2021</b>	1144	NA	INR 52463291	INR 45859.52
<b>July 2021</b>	1711	1	INR 81281222	INR 47505.1
<b>July 2021</b>	1711	NA	INR 90399400	INR 52834.25
<b>June 2021</b>	1141	NA	INR 53565055	INR 46945.71

<b>June 2021</b>	1141	NA	INR 51774600	INR 45376.51
<b>June 2021</b>	1141	NA	INR 47850000	INR 41936.9

RUSTOMJEE SEASONS –  
WING A

## 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	73
Infrastructure	92
Local Environment	83
Land & Approvals	54

<b>Project</b>	85
<b>People</b>	65
<b>Amenities</b>	62
<b>Building</b>	80
<b>Layout</b>	68
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>68/100</b>

---

RUSTOMJEE SEASONS –  
WING A

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as

a client until certain formalities and requirements are met.