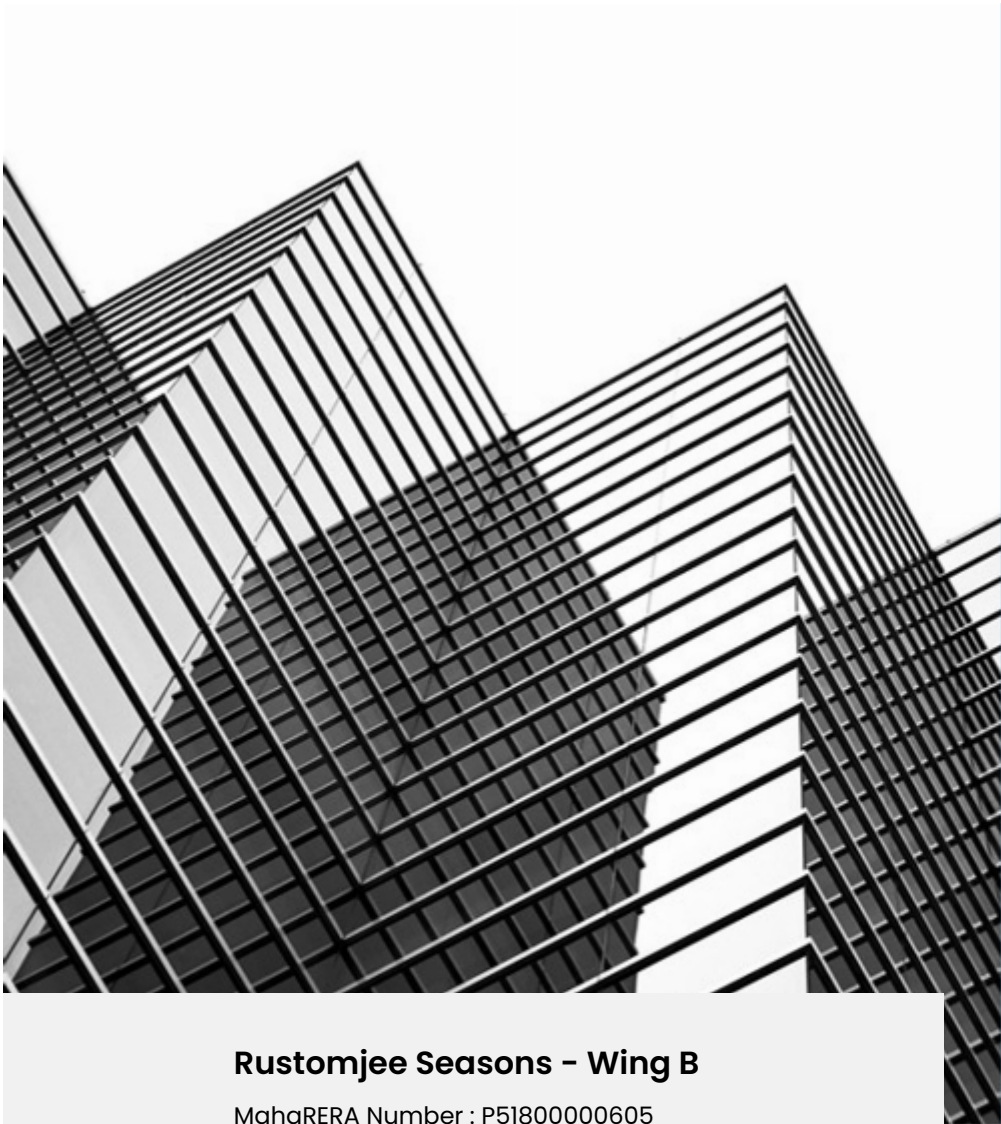


propscience.com

# PROP REPORT



**Rustomjee Seasons – Wing B**

MahaRERA Number : P51800000605



# 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 **6 Km**
- Chhatrapati ShivChhatrapati Shivaji Maharaj International Airportaji 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**

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RUSTOMJEE SEASONS –  
WING B

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

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RUSTOMJEE SEASONS –  
WING B

# 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

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RUSTOMJEE SEASONS –  
WING B

# PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	3.82 Acre	4 BHK

Project Amenities

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

RUSTOMJEE SEASONS – WING B	
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee Seasons Wing B	3	22	4	4 BHK	88
First Habitable Floor				1 st floor	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,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 B	
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## FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	1410 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

<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Centralized Air Conditioning System
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	Geyser

RUSTOMJEE SEASONS -  
WING B

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 93060000

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

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



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

### Transaction History

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

RUSTOMJEE SEASONS –  
WING B

## 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

<b>February 2022</b>	1277	21	INR 56000000	INR 43852.78
<b>January 2022</b>	1144	NA	INR 54006406	INR 47208.4
<b>December 2021</b>	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

July 2021	1144	NA	INR 52463291	INR 45859.52
July 2021	1711	1	INR 81281222	INR 47505.1
July 2021	1711	NA	INR 90399400	INR 52834.25
June 2021	1141	NA	INR 53565055	INR 46945.71
June 2021	1141	NA	INR 51774600	INR 45376.51
June 2021	1141	NA	INR 47850000	INR 41936.9

RUSTOMJEE SEASONS –  
WING B

## 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>	73
<b>Infrastructure</b>	92
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	48
<b>Project</b>	85
<b>People</b>	65
<b>Amenities</b>	62
<b>Building</b>	78
<b>Layout</b>	73
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>68/100</b>

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RUSTOMJEE SEASONS –  
WING B

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