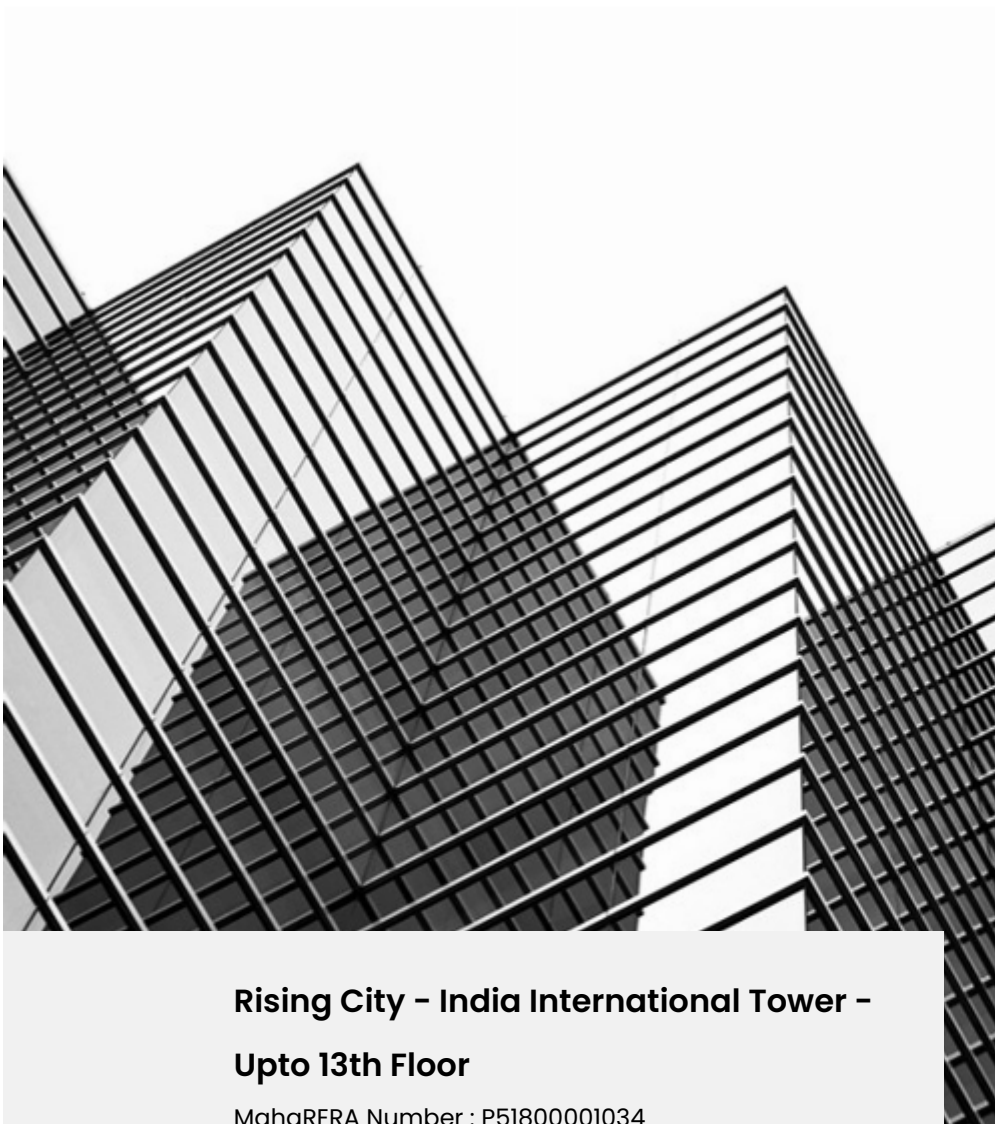


PROP REPORT



**Rising City - India International Tower -
Upto 13th Floor**

MahaRERA Number : P51800001034



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.

RISING CITY - INDIA
INTERNATIONAL TOWER -
UPTO 13TH FLOOR

LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 53 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.9 Km**
- Pune vidya aBhavan School BUs Stop **2.6 Km**
- Chembur Monorail Station **3.8 Km**
- Ghatkopar Metro Station **4.7 Km**
- Chembur Railway Station **3.2 Km**
- Eastern Express Highway **4.7 Km**
- Zen Multi Speciality Hospital **4.6 Km**
- RBK International Academy **1.7 Km**
- R City Mall **6.8 Km**
- Apana Bazar **2.8 Km**

RISING CITY - INDIA
INTERNATIONAL TOWER -
UPTO 13TH FLOOR

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	3

RISING CITY - INDIA
INTERNATIONAL TOWER -
UPTO 13TH FLOOR

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RISING CITY – INDIA
INTERNATIONAL TOWER –
UPTO 13TH FLOOR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	1.5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Amphitheatre,Steam Room,Sauna,Spa,Library / Reading Room
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor’s Room,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse

Eco Friendly Features	Waste Segregation,Rain Water Harvesting,STP Plant
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RISING CITY – INDIA
INTERNATIONAL TOWER –
UPTO 13TH FLOOR

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rising City – India International Tower – Upto 13t	4	19	8	2 BHK,3 BHK	152
First Habitable Floor				1st Floor	

Services & Safety

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

RISING CITY – INDIA
INTERNATIONAL TOWER –
UPTO 13TH FLOOR

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	600 sqft
3 BHK	921 – 925 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	Home Automation,WIFI enabled
White Goods	Modular Kitchen,Air Conditioners,Washing Machine & Dryer

RISING CITY – INDIA
INTERNATIONAL TOWER –
UPTO 13TH FLOOR

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	INR 15000000	INR 16533000
3 BHK	INR 25000	INR 23025000	INR 25362105 to 25472125

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	NA	INR Rs. 5 Psf
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

RISING CITY - INDIA
INTERNATIONAL TOWER -
UPTO 13TH FLOOR

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	55
Connectivity	63
Infrastructure	64
Local Environment	80
Land & Approvals	64
Project	71
People	39
Amenities	76
Building	69
Layout	56
Interiors	80
Pricing	50
Total	64/100

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