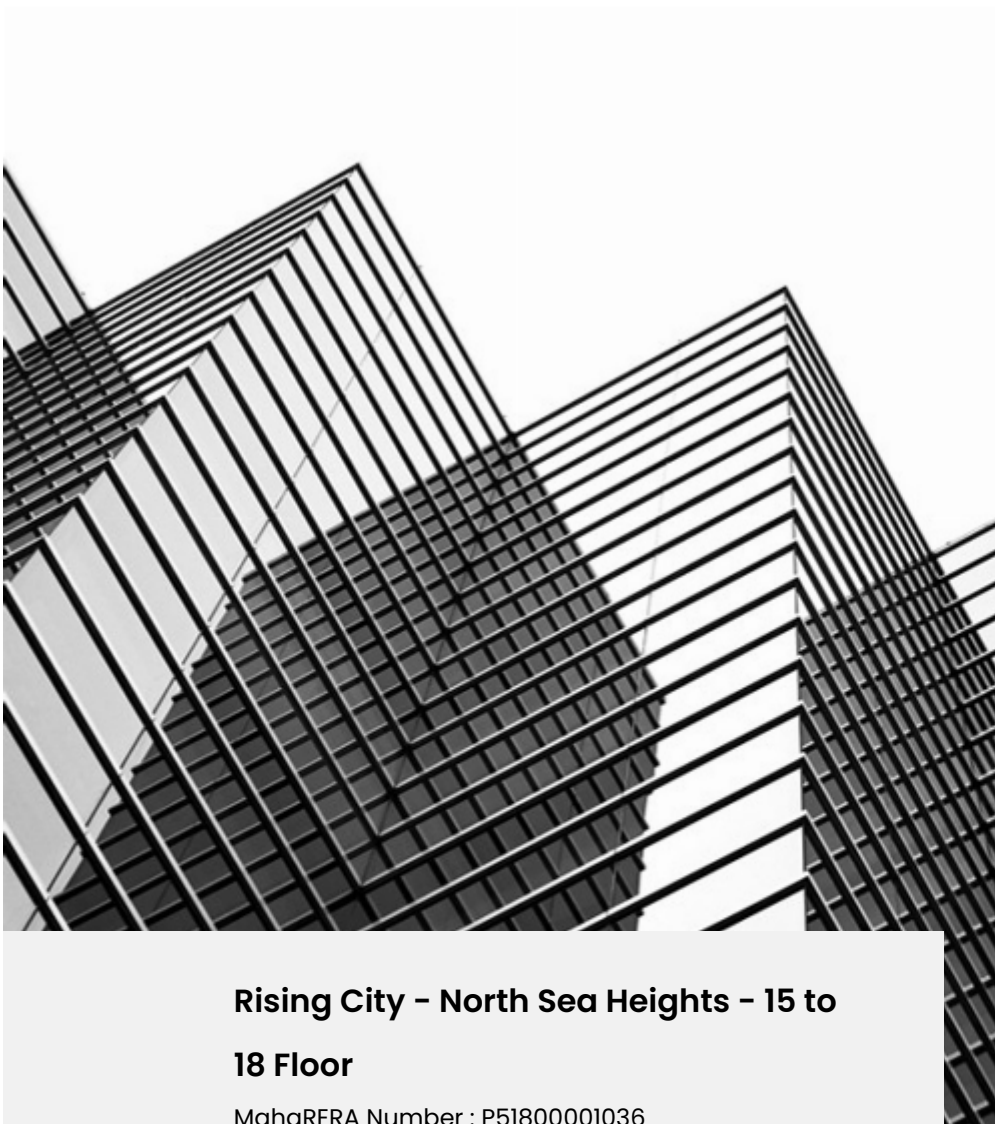


PROP REPORT



**Rising City – North Sea Heights – 15 to
18 Floor**

MahaRERA Number : P51800001036



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 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 44 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.9 Km**
- Pune Vidya Bhavan High School Bus Stop **2.6 Km**
- Chembur Monorail Station **3.8 Km**
- Vivo 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 **1.6 Km**
- R City Mall **6.8 Km**
- Apna Bazar **2.8 Km**

RISING CITY – NORTH SEA
HEIGHTS – 15 TO 18 FLOOR

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

RISING CITY – NORTH SEA
HEIGHTS – 15 TO 18 FLOOR

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RISING CITY – NORTH SEA
HEIGHTS – 15 TO 18 FLOOR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	1.5 Acre	2 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage,STP Plant

RISING CITY – NORTH SEA
HEIGHTS – 15 TO 18 FLOOR

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rising City - North Sea Heights - 15 to 18 Floor	4	19	5	2 BHK,3 BHK,3.5 BHK	95
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 - NORTH SEA
HEIGHTS - 15 TO 18 FLOOR

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	833 - 856 sqft

3 BHK	976 – 1023 sqft
3.5 BHK	1103 – 1124 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,Light Fittings,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	Chimney & Hob,Modular Kitchen,Air Conditioners,Washing Machine & Dryer

<p>RISING CITY – NORTH SEA</p> <p>HEIGHTS – 15 TO 18 FLOOR</p>	
--	--

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 25000	INR 27575000	INR 30368015 to 30945620
2 BHK	INR 25000	INR 20825000	INR 23574280 to 222941665
3 BHK	INR 25000	INR 24400000	INR 26874880 to 28167615

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. 5Psf

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 – NORTH SEA
HEIGHTS – 15 TO 18 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	61
People	39
Amenities	84
Building	69
Layout	67
Interiors	90
Pricing	50
Total	65/100

RISING CITY – NORTH SEA
HEIGHTS – 15 TO 18 FLOOR

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.