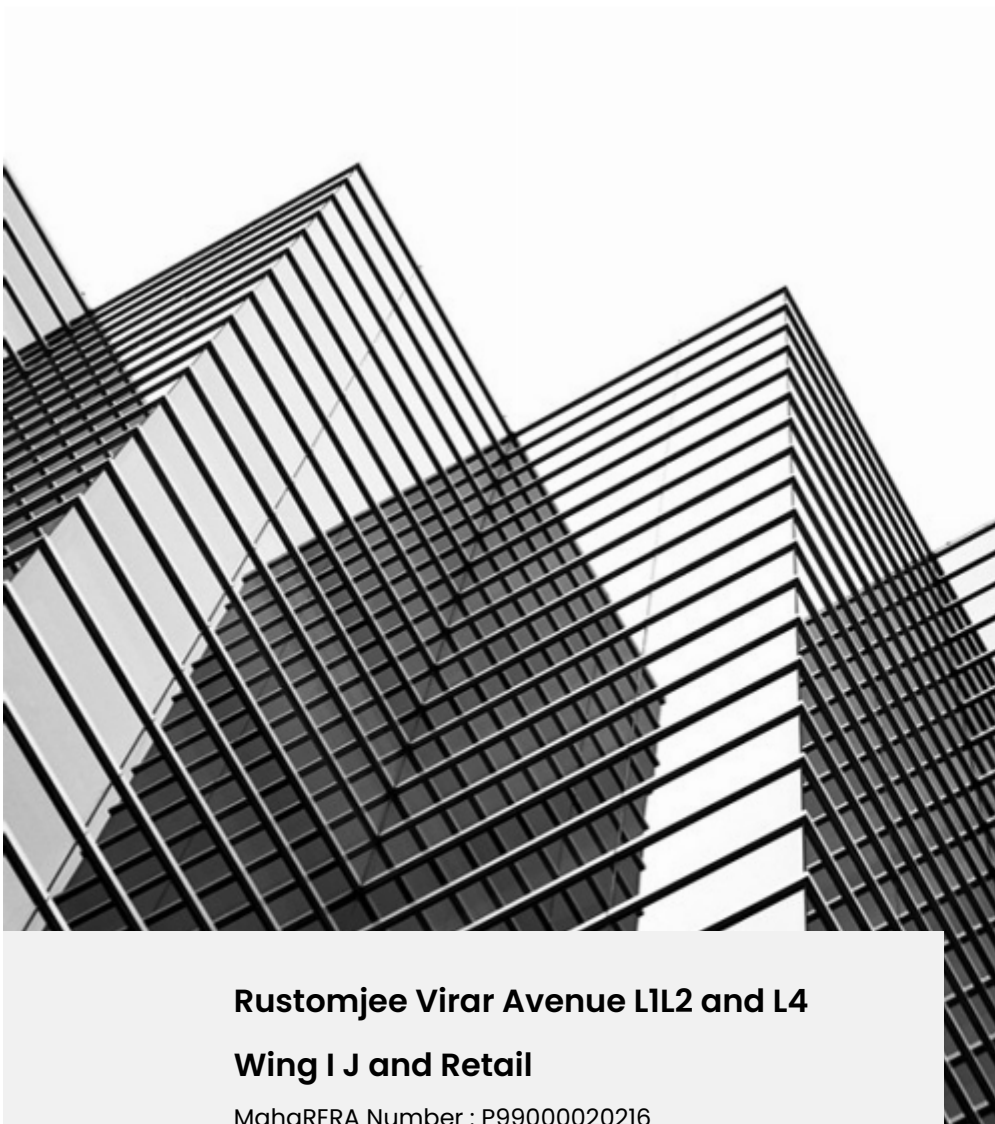


# PROP REPORT



**Rustomjee Virar Avenue L1L2 and L4**

**Wing I J and Retail**

MahaRERA Number : P99000020216



# 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.

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RUSTOMJEE VIRAR AVENUE  
L1L2 AND L4 WING I J AND  
RETAIL

## LOCATION

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Post Office	Police Station	Municipal Ward
Virar	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 149 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **57.3 Km**
- Yazoo Park Bus Stop **700 Mtrs**
- Virar Railway Station **2.6 Km**
- Virar Phata Highway NH48 **11 Km**
- Sanjeevani Hospital **2.5 Km**
- Rustomjee International School **1 Km**
- Yazoo Park **500 Mtrs**
- Big Bazaar **900 Mtrs**

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RUSTOMJEE VIRAR AVENUE  
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# LAND & APPROVALS

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

RUSTOMJEE VIRAR AVENUE  
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# 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
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HDFC Bank	NA	NA
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RUSTOMJEE VIRAR AVENUE  
L1L2 AND L4 WING I J AND  
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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2023	1318.56 Sqmt	1 BHK,2 BHK

### Project Amenities

Sports	Badminton Court,Tennis Court,Kids Play Area,Kids Zone,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage,STP Plant

RUSTOMJEE VIRAR AVENUE  
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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee Virar Avenue L1-L2 and L4 Wing I J	2	14	8	1 BHK	112
Rustomjee Virar Avenue L1-L2 and L4 Wing I J	2	14	8	2 BHK	112
First Habitable Floor				1st Floor	

## Services & Safety

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

RUSTOMJEE VIRAR AVENUE  
L1L2 AND L4 WING I J AND  
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# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	330 sqft
2 BHK	472 - 512 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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

RUSTOMJEE VIRAR AVENUE  
L1L2 AND L4 WING I J AND  
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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10303.03	INR 3400000	INR 3868335
2 BHK	INR 9110.17	INR 4300000	INR 4854877 to 5873664

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

GST	Stamp Duty	Registration
1%	6%	INR 0
Floor Rise	Parking Charges	Other Charges
NA	INR 350000	INR 0

**Festive Offers**

Developers subvention scheme - 10:90



<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Bajaj Finance Ltd,HDFC Bank,ICICI Bank,Kotak Bank,YES Bank

### Transaction History

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

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## 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	45
Connectivity	65
Infrastructure	86

<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	56
<b>Project</b>	76
<b>People</b>	65
<b>Amenities</b>	48
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>63/100</b>

RUSTOMJEE VIRAR AVENUE  
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