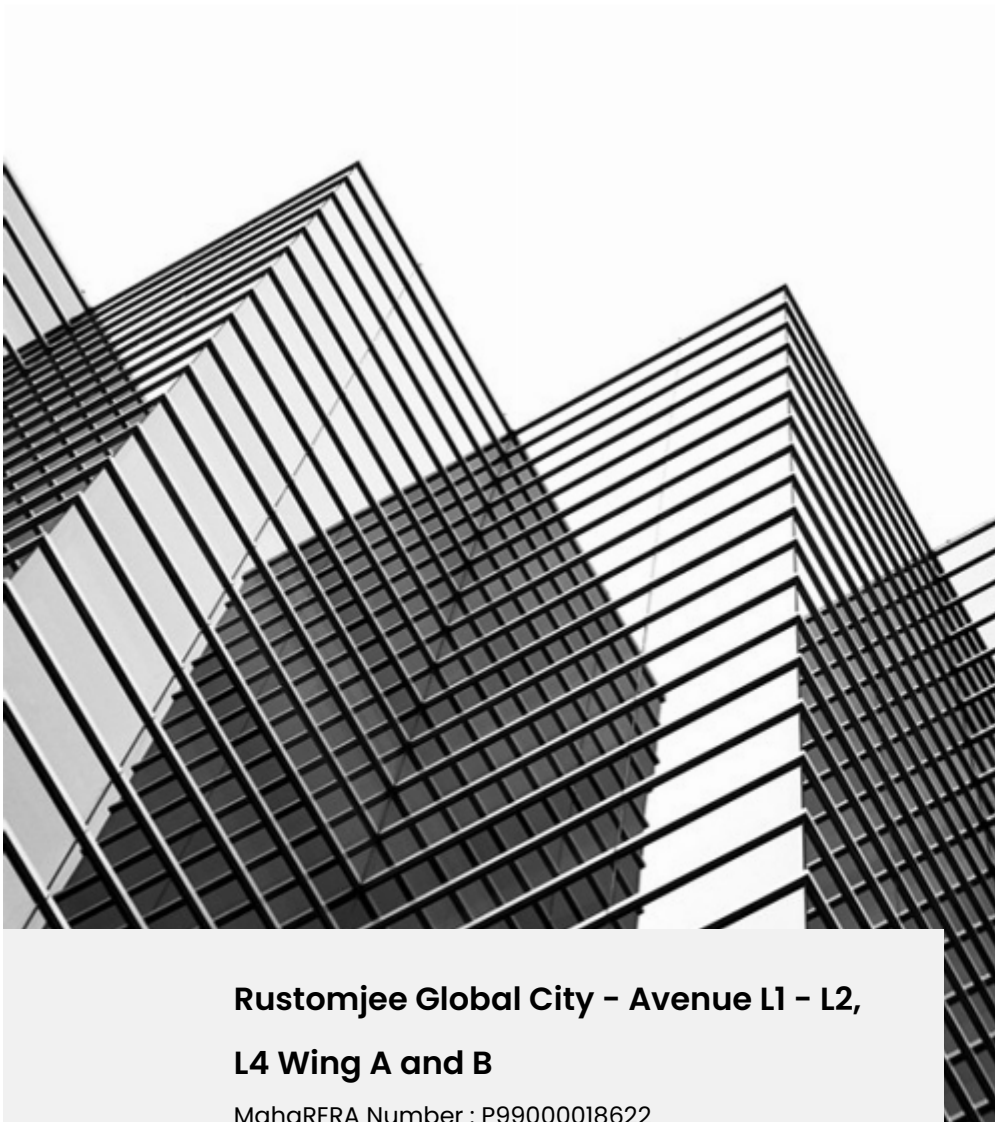


PROP REPORT



**Rustomjee Global City - Avenue L1 - L2,
L4 Wing A and B**

MahaRERA Number : P99000018622



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.

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND B

LOCATION

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 327 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Mumbai International Airport **57.1 Km**
- VVMT Bus Stand **2.6 Km**
- Virar Railway Station **2.6 Km**
- NH 48 **11.0 Km**
- Global Hospital **1.3 Km**
- Rustomjee Cambridge International School **1.5 Km**
- Reliance Trends **2.0 Km**
- D Mart **2.1 Km**

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND B

LAND & APPROVALS

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

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND 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
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NA

NA

NA

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2022	1528.71 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Skating Rink,Football Field,Jogging Track,Kids Play Area
Leisure	Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Sky Lounge / Bar
Eco Friendly Features	Rain Water Harvesting,Water Storage

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rustomjee Virar Avenue L1,L2 and L4 Wing A	2	15	8	1 BHK,2 BHK	120
Rustomjee Virar Avenue L1,L2 and L4 Wing B	2	15	8	1 BHK,2 BHK	120

First Habitable Floor

1st Floor

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	331 sqft
2 BHK	472 - 512 sqft
1 BHK	331 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,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision

Technology	Optic Fiber Cable
White Goods	NA

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4000000
2 BHK	--	--	INR 4500000 to 5000000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

RUSTOMJEE GLOBAL CITY
- AVENUE L1 - L2, L4 WING
A AND 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	45

Connectivity	65
Infrastructure	86
Local Environment	83
Land & Approvals	56
Project	76
People	56
Amenities	48
Building	67
Layout	53
Interiors	63
Pricing	63
Total	63/100

RUSTOMJEE GLOBAL CITY
 - AVENUE L1 - L2, L4 WING
 A AND B

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