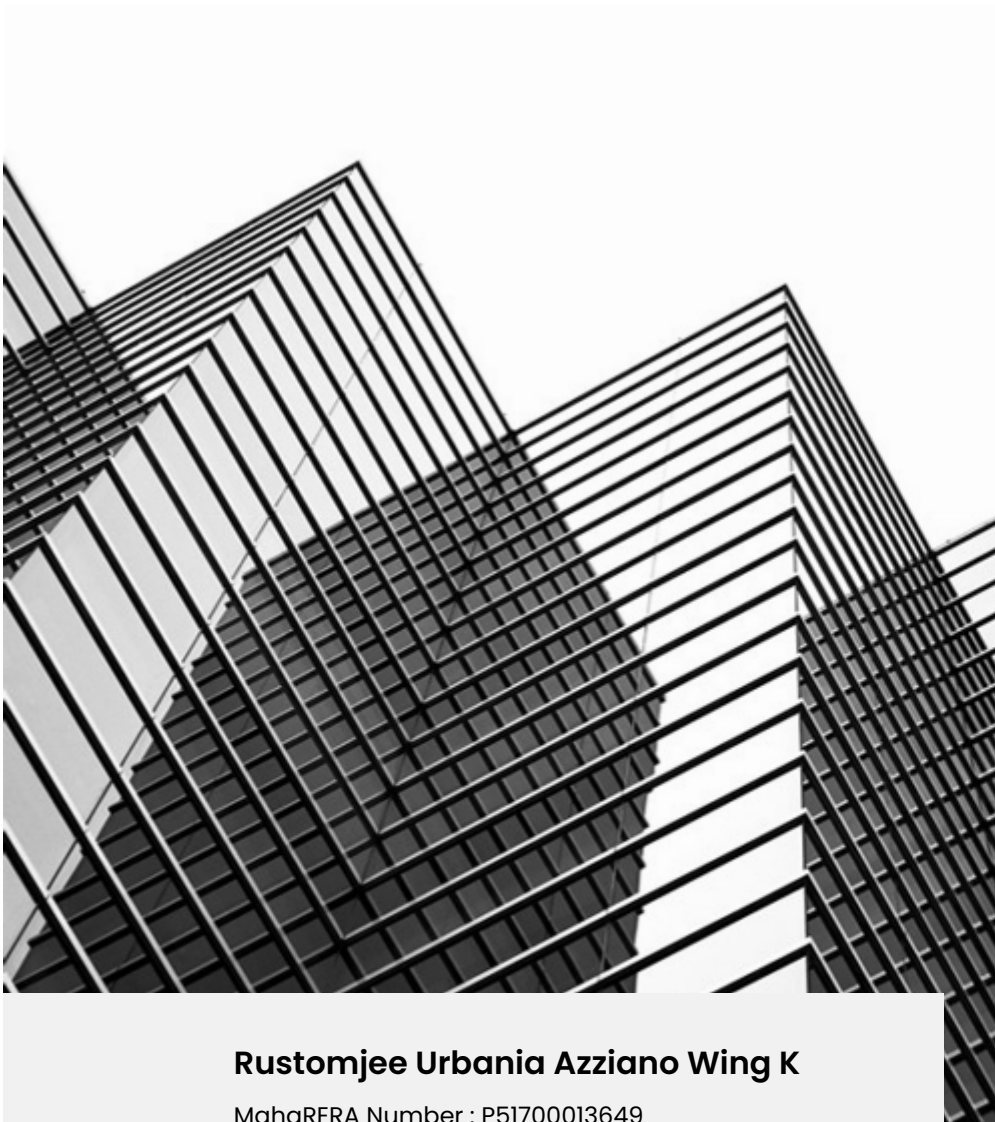


propscience.com

# PROP REPORT



**Rustomjee Urbania Azziano Wing K**

MahaRERA Number : P51700013649



# 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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## LOCATION

The project is in Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
NA	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 45 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.0 Km**
- Rabodi Bus Stop **1.3 Km**
- Thane Railway Station **2.9 Km**
- Ghodbunder Rd **1.9 Km**
- Jupiter Hospital **2.9 Km**
- Rustomjee Cambridge International School **850 Mtrs**
- Viviana Mall **2.9 Km**
- Big Bazaar **2.9 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

September 2021

On-Going  
Litigations

4

RERA Registered  
Complaints

1

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## BUILDER & CONSULTANTS

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Project Funded By

NA

Architect

NA

Civil Contractor

NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 30th September, 2022	0.159780811 Acre	2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing K	4	36	8	2 BHK	288
First Habitable Floor				4th	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	713 – 811 sqft
Floor To Ceiling Height	Between 9 and 10 feet

<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
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<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13100000 to 14000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 280000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,HDFC 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	73
Connectivity	83
Infrastructure	100
Local Environment	100
Land & Approvals	56
Project	71
People	39
Amenities	76
Building	78
Layout	60
Interiors	63

<b>Pricing</b>	30
<b>Total</b>	<b>69/100</b>

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