



# PROJECT REPORT

## URBANIA

by Rustomjee, Majiwada, Thane

### ABOUT THE DEVELOPER:

Rustomjee is a well established name in the real estate industry in India. It is one of the first Indian Real Estate Development Companies to get an ISO 9001 certification. It is also now a deemed ISO 9001-2008 company. The company has received many prestigious awards like Best Residential Project (Affordable Segment) given by CNBC Awaaz Real Estate Awards, Developer of the Year- Residential given by Realty Plus etc. The developer has built around 5 mn sq ft of developmental space in the Mumbai Metropolitan Region till date.<sup>[1]</sup>

### ABOUT THE PROJECT:

The project is strategically connecting to three major highways, viz. Eastern Express Highway, NH3 and NH4. The project is located at a proximity of 45 min to BKC, 25 min to Powai and 40 International Airport. The project is spread across 127 acres, having an international school in the township.<sup>[1]</sup>

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## COMPARABLE PROJECTS

Project Name	Urbania	Aristo	Luxuria
Developer	Rustomjee	Lodha Group	Lodha Group
Construction Status	Under Construction	Completed	Completed
No of buildings/ Blocks/ Wings	6	1	9
Area under development	127	NA	14 Acres
No of Floors	Stilt + 4 Podium+ 26 Floors	27	28
Unit Mix	2 BHK, 3 BHK	4 BHK	2 BHK, 3 BHK, 4 BHK, 5 BHK
Unit Sizes ( Saleable Area, sq.ft.)	2BHK : 1135 sft;1170 sft,1180 sft,1200 sft; 3BHK : 1505 sft,1530 sft,1570 sft,1590 sft.	4 BHK: 5,000	2 BHK:1050; 1,070; 1,100, 1,654; 3 BHK: 1,566; 1,602, 1,845; 4 BHK: 2,150; 5 BHK: 2,200
Possession (exp)	Tower A,B,C Dec 2015;Tower F,G- December 2016,Tower J June 2017	Ready possession	Ready possession
Internal Amenities	Select 3 Bed residence with deck in the bedroom and 50 sft balcony in all the living areas, 800*800mm double charged stone finished vitrified tiles, UPVC Windows to ensure you live in quiet, world's leading brand american standard sanitary fittings in all bathrooms	Broadband Internet, Intercom	Intercom, 24Hr backup
Exeternal Amenities	Approx 30,000 sqft of club house; Squash court; Tennis Court; Guest Rooms for Visitors; 50 meters Swimming pool with separate swimming pool	Garden, Swimming Pool, Play Area, Health Facilities, 24Hr Backup, Maintenance Staff, Security, Club House, Rain Water Harvesting, Wifi, Cafeteria, Library, Tennis Court, Badminton Court, Gymnasium, Indoor Games, Basket Ball Court, Community Hall, Temple	Garden, Swimming Pool, Play Area, Health Facilities, 24Hr Backup, Maintenance Staff, Security Intercom, Club House, Rain Water Harvesting, Wifi, Cafeteria, Broadband, Internet, Library, Tennis Court, Badminton Court, Gymnasium, Indoor Games, Basket Ball Court, Community Hall
Price Psf (INR) (as of Jan 2015)	Tower J 2BHK ,3BHK : INR 10,900/- psf; Tower J/G 2BHK INR 10900/-,11050/- psf	~ 20,000	~ 11,500-14,000

\* This is an indicative list; Coldwell Banker India

Source: Coldwell Banker India

### LEGAL COMPLIANCE AND APPROVALS:

The developer has received all the necessary approvals for construction of the project.

### PROJECT ON GOOGLE MAPS:



### BIBLIOGRAPHY:

1. Rustomjee, [Online]. Available: <http://www.rustomjee.com/>.