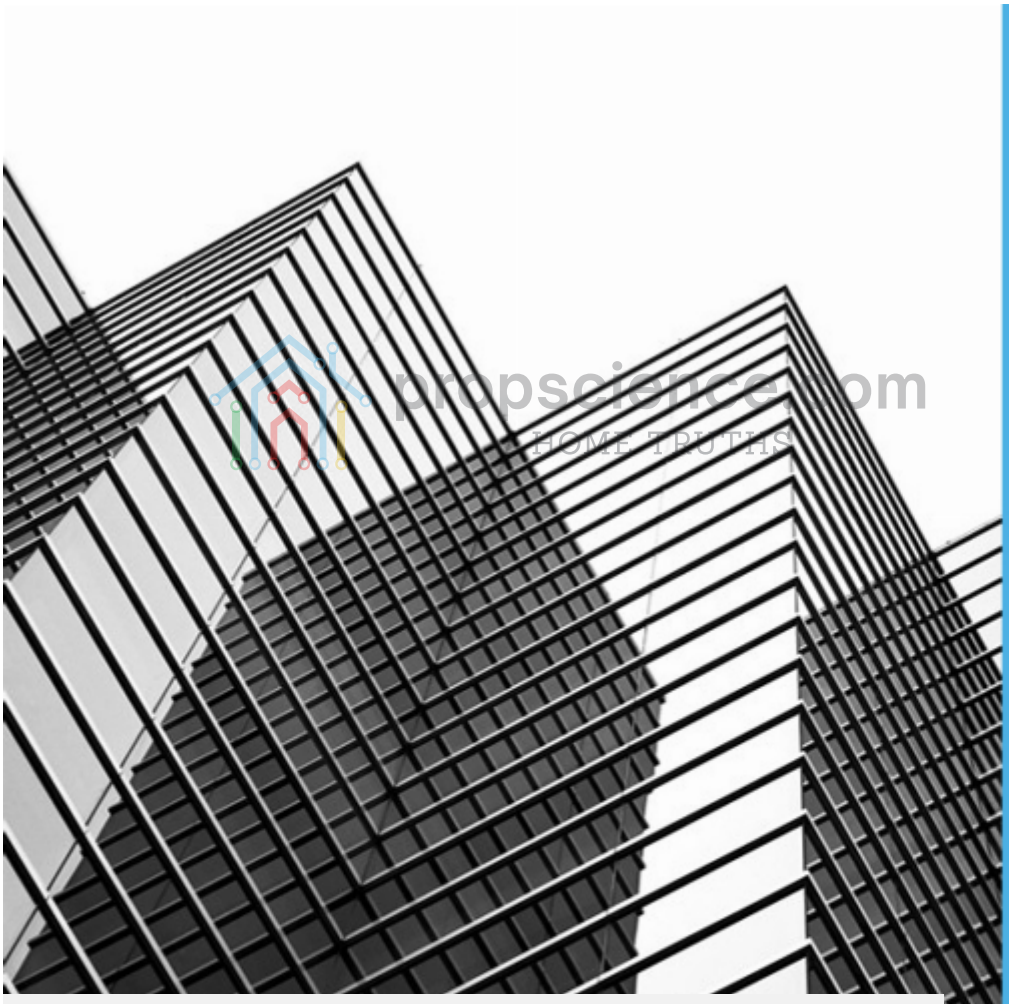
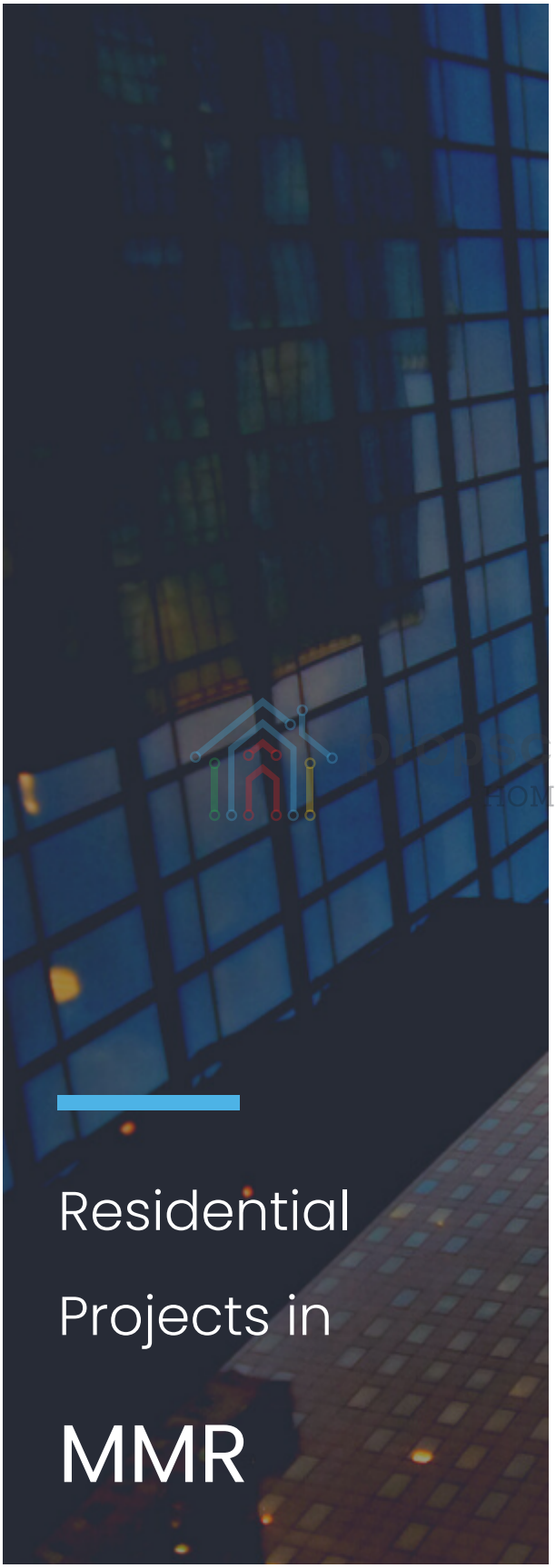
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PROP REPORT



Raj Tattva Phase II Wing C and D

MahaRERA Number : P51700011539



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 90 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- International Airport **18.6 Km**
- Kapurbawdi Bus Stop **650 Mtrs**
- Thane Railway Station **3.8 Km**
- Eastern Express Highway **1.1 Km**
- Jupiter Hospital **2.5 Km**
- DAV Public School **800 Mtrs**
- R Mall **1.1 Km**
- DMart Kolshet **1.0 Km**

RAJ TATTVA PHASE II WING C AND D

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Rajesh LifeSpaces was founded by Raghavjibhai Patel in 2012. Since its inception, the company has completed over 9.1 Mn. Sq. Ft. Spaces, 9.1 Mn. Sq. Ft. Of Real Estate Under Development,10.4 Mn. Sq. Ft. Of Proposed Real Estate Development and over 100 Landmarks Designed & Delivered.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RAJ TATTVA PHASE II WING C AND D

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 26th November, 2020	1350 Sqmt	3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Steam Room,Senior Citizen Zone,Pet Friendly,Sit-out Area,Reflexology Park
Business & Hospitality	Barbeque Pit,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage,STP Plant

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RAJ TATTVA PHASE II WING C AND D

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
C Wing	4	29	4	3 BHK,4 BHK	116
D Wing	4	29	4	3 BHK,4 BHK	116

First Habitable Floor	6th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **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,Stretcher Lift,Auto Rescue Device (ARD)

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RAJ TATTVA PHASE II WING C AND D

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1126 - 1410 sqft

4 BHK	1758 - 1807 sqft
3 BHK	1126 - 1410 sqft
4 BHK	1758 - 1807 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble 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,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 25800000 to 32400000
4 BHK	--	--	INR 40400000 to 41500000

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

GST	Stamp Duty	Registration
0%	6%	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,DHFL Bank,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.

RAJ TATTVA PHASE II WING C AND D

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.

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Category	Score
Place	73
Connectivity	73
Infrastructure	100

Local Environment	80
Land & Approvals	50
Project	85
People	46
Amenities	76
Building	82
Layout	95
Interiors	73
Pricing	40
Total	**73/100**

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RAJ TATTVA PHASE II WING C AND D

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