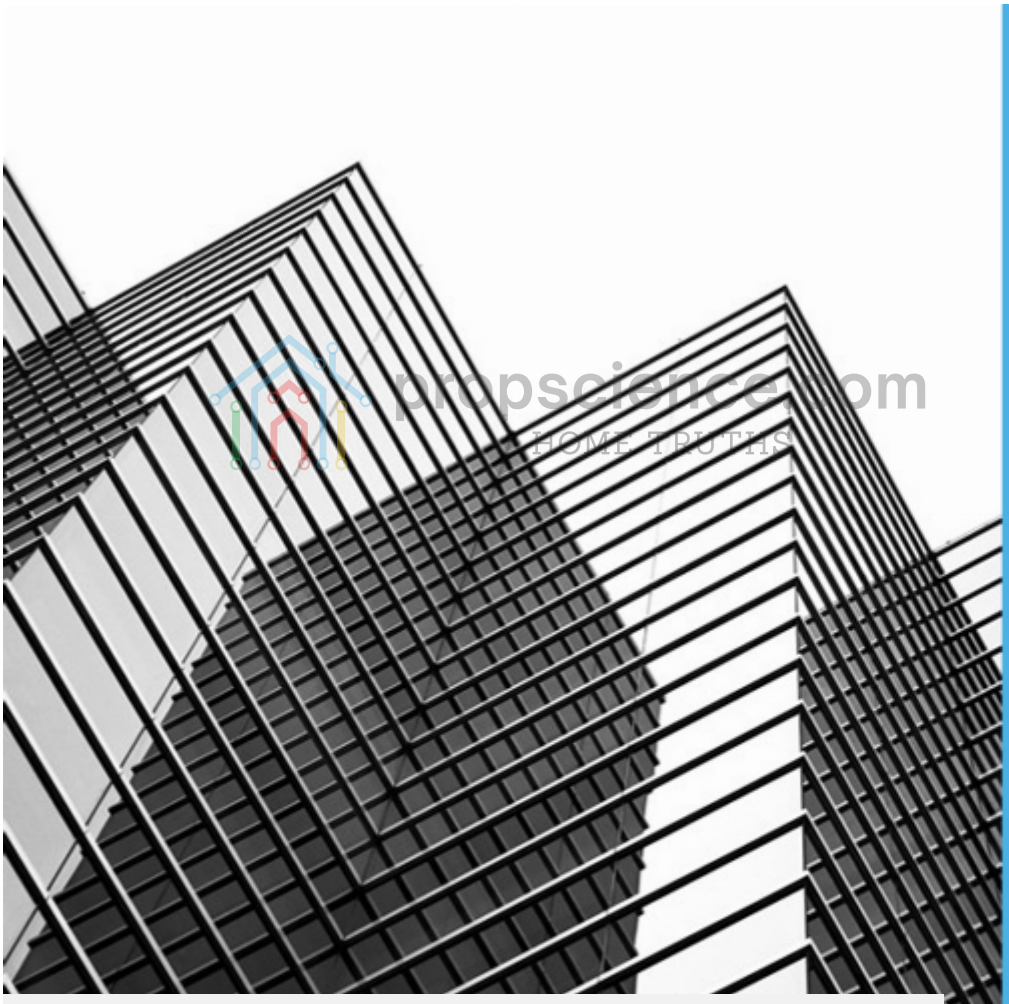
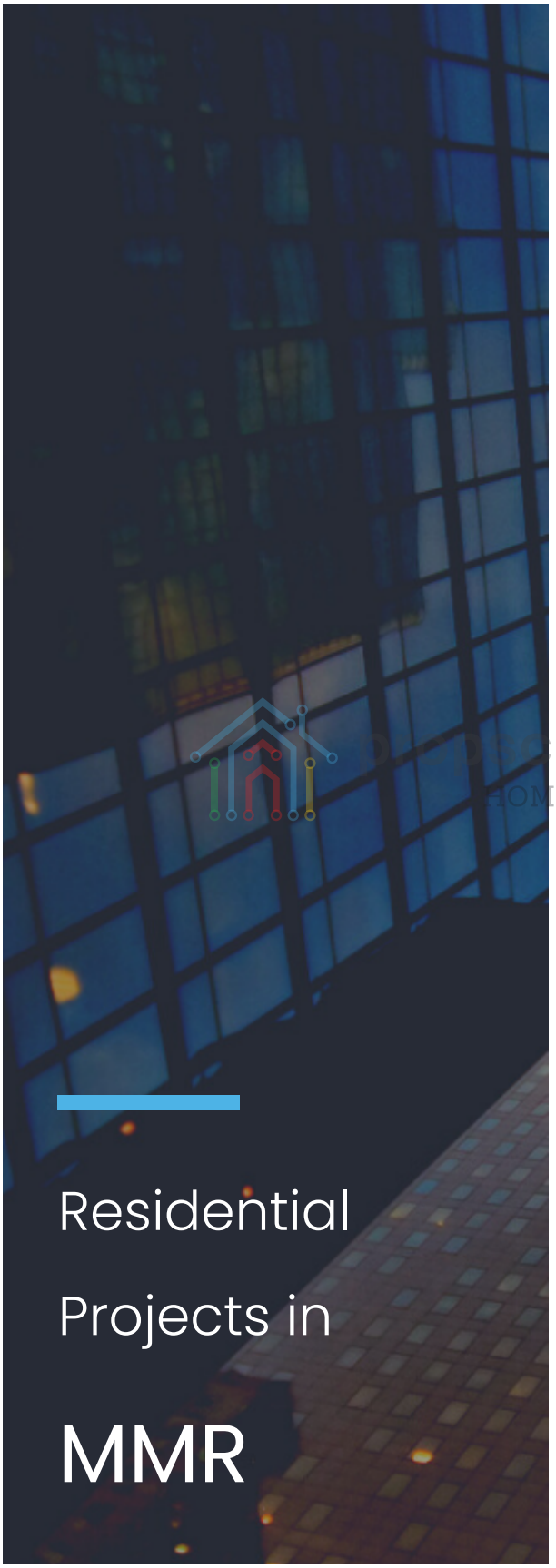
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PROP REPORT



Tiara Hills - Phase 1

MahaRERA Number : P51700010406



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Mira Road Railway Station **4.3 Km**
- Bhaktivedanta Hospital & Research Institute **2.7 Km**
- A.P. International School **1.7 Km**
- Maxus Mall **5.6 Km**

TIARA HILLS - PHASE 1

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	5	NA

TIARA HILLS - PHASE 1

BUILDER & CONSULTANTS

RNA Corp is one of the development companies issued by India, with over 30 years of experience in development, construction, management and leasing, and other allied services for individual and corporate customers. Under the capable leadership and efficient management of Narendra Gupta, RNA Corp has constantly evolved as a dynamic society and contemplates the creation of value through technological excellence and the quality of the construction. Over the past 10 years, the company has developed a lot of residential and commercial space. They have undertaken several projects both in the central area and western areas in Mumbai. They carefully planned each house and run with a lot of touches in the same way in view of the position, lifestyle, and taste of residents.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

TIARA HILLS - PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	4.68 Acre	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

TIARA HILLS - PHASE 1

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building -1	3	23	18	1 BHK,2 BHK	414
Building - 2	4	23	18	1 BHK,2 BHK	414
Building - 3	4	23	18	1 BHK,2 BHK	414

Building - 4	4	23	18	1 BHK,2 BHK	414
Building - 5	4	23	18	1 BHK,2 BHK	414
Building - 6	4	23	18	1 BHK,2 BHK	414
Building - 7	4	23	18	1 BHK,2 BHK	414
Building - 8	4	23	18	1 BHK,2 BHK	414

First Habitable Floor	NA

Services & Safety

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- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

TIARA HILLS - PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	295 sqft
2 BHK	463 sqft
1 BHK	295 sqft
2 BHK	463 sqft
1 BHK	295 sqft
2 BHK	463 sqft
1 BHK	295 sqft
2 BHK	463 sqft
1 BHK	295 sqft
2 BHK	463 sqft
1 BHK	295 sqft
2 BHK	463 sqft
1 BHK	295 sqft
2 BHK	463 sqft

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1 BHK	295 sqft
2 BHK	463 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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TIARA HILLS - PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	INR 17067.8	--	INR 5035000
2 BHK	INR 18142.55	--	INR 8400000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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

Transaction History

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

TIARA HILLS - PHASE 1

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	63
Connectivity	38
Infrastructure	52
Local Environment	30
Land & Approvals	56
Project	76
People	56
Amenities	36

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Building	53
Layout	38
Interiors	38
Pricing	30
Total	**47/100**

TIARA HILLS - PHASE 1

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