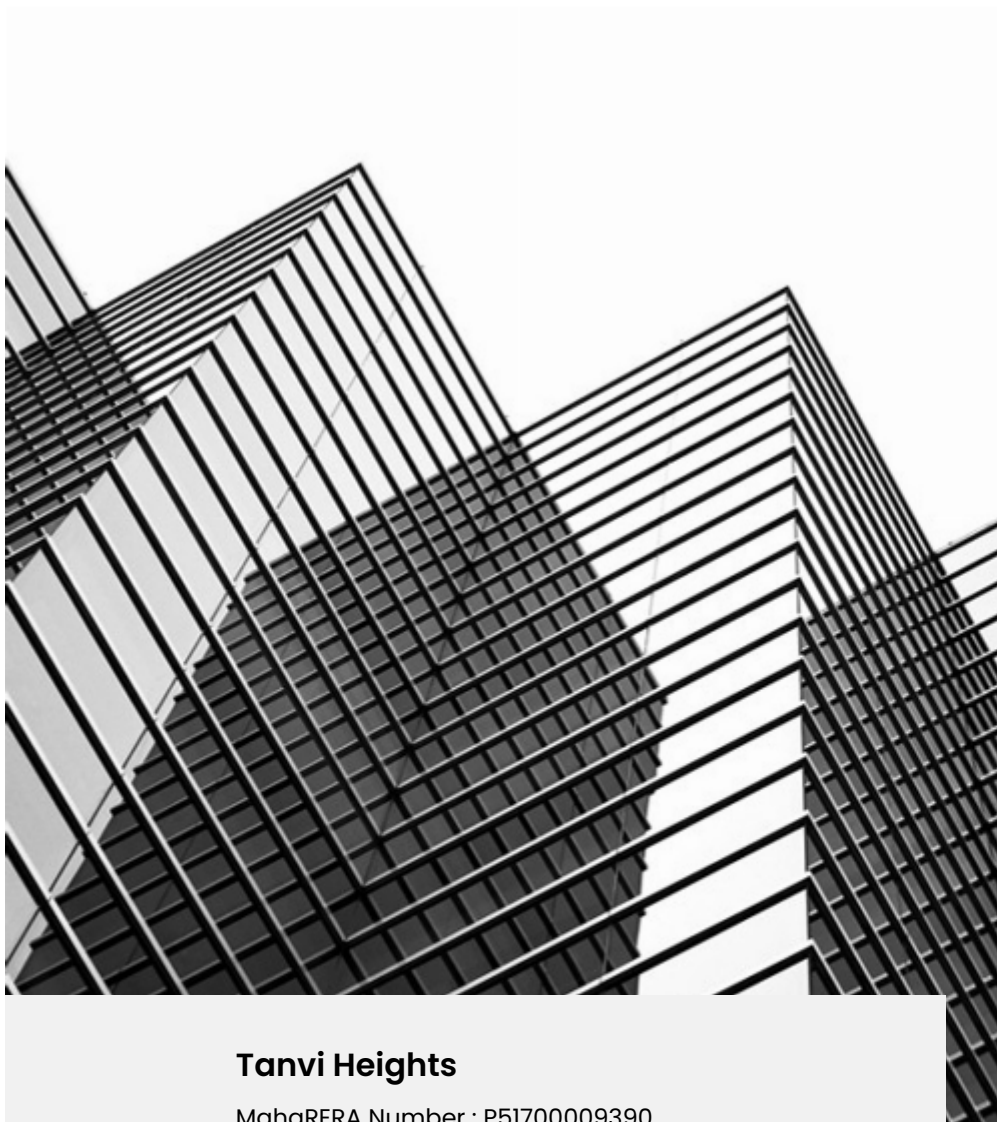


propscience.com

# PROP REPORT



**Tanvi Heights**

MahaRERA Number : P51700009390



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.

## LOCATION

The project is in Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Bhayander East	navgaon	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Mumbai Domestic Airport **25.9 Km**
- Mumbai International Airport **28.6 Km**
- Bhayander Bus Depot **1.2 Km**
- Bhayander Station **2.1 Km**
- Western Express Highway **3.8 Km**
- Family Care Hospital **1.0 Km**
- Seven Square Academy **1.1 Km**
- Maxus Mall **2.8 Km**
- D Mart **3.5 Km**

TANVI HEIGHTS

## LAND & APPROVALS

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

TANVI HEIGHTS

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

TANVI HEIGHTS

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st March, 2019

1035.73 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Restaurant / Cafe
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

TANVI HEIGHTS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tanvi Heights	1	8	3	1 BHK,2 BHK	24

First Habitable Floor

1st

## Services & Safety

- **Security** : Security System / CCTV, Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## TANVI HEIGHTS

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	387 - 395 sqft
2 BHK	574 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform

<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

TANVI HEIGHTS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6000000
2 BHK	--	--	INR 9500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1.5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 400000	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank

### Transaction History

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

TANVI HEIGHTS

## 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



<b>Connectivity</b>	73
<b>Infrastructure</b>	78
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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TANVI HEIGHTS

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