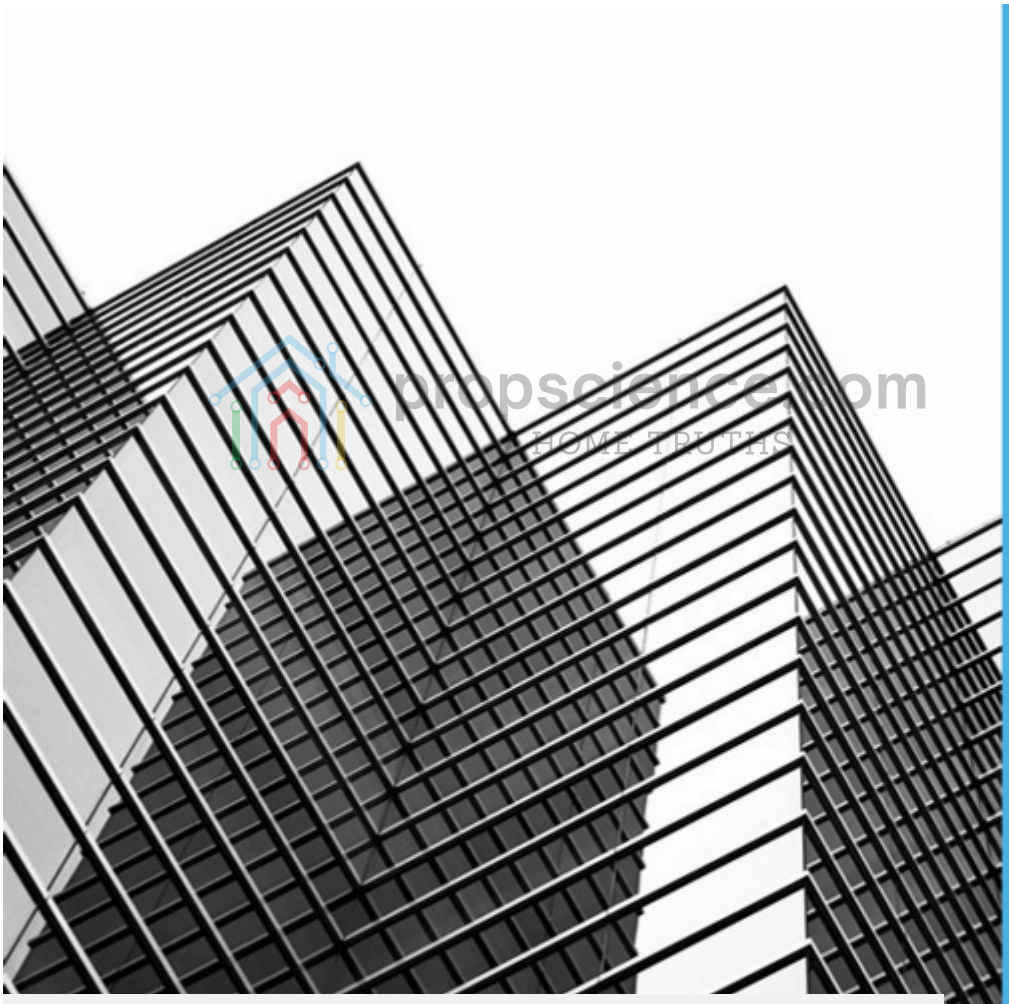
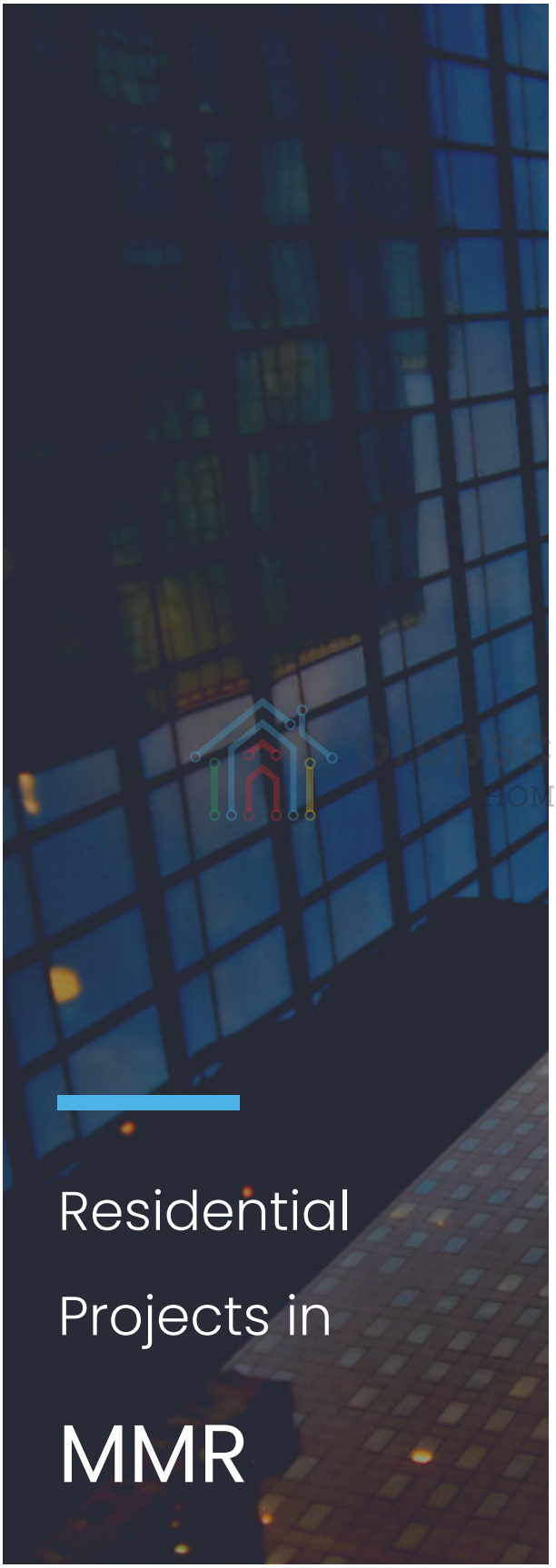
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PROP REPORT



Manas Society

MahaRERA Number : P51700016836



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 Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **14.9 Km**
- Thane Railway Station **1 Km**
- Jupiter Hospital **3 Km**
- DAV Public School **5.2 Km**
- Viviana Mall **2.8 Km**

MANAS SOCIETY

LAND & APPROVALS

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

MANAS SOCIETY

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

MANAS SOCIETY

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st May, 2021	2287.64 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

MANAS SOCIETY

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Manas Society	2	14	6	1 BHK,2 BHK	84

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office

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

MANAS SOCIETY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	384 - 427 sqft
2 BHK	488 - 535 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA

HVAC Service	NA
Technology	NA
White Goods	NA

MANAS SOCIETY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 10300000 to 11500000
2 BHK	--	--	INR 13100000 to 14400000

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

GST	Stamp Duty	Registration
5%	3%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,YES 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	53

Connectivity	48
Infrastructure	64
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	30
Pricing	30
Total	**44/100**

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MANAS SOCIETY

Disclaimer

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