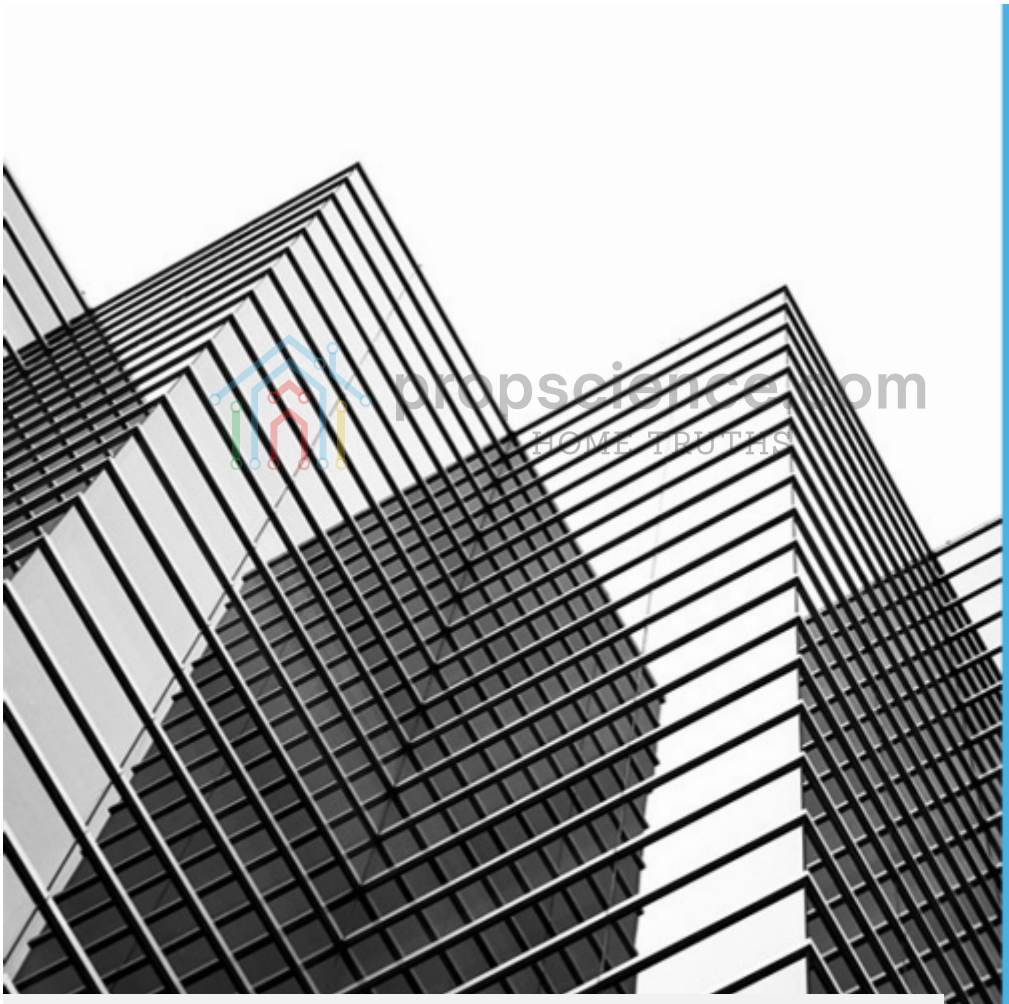
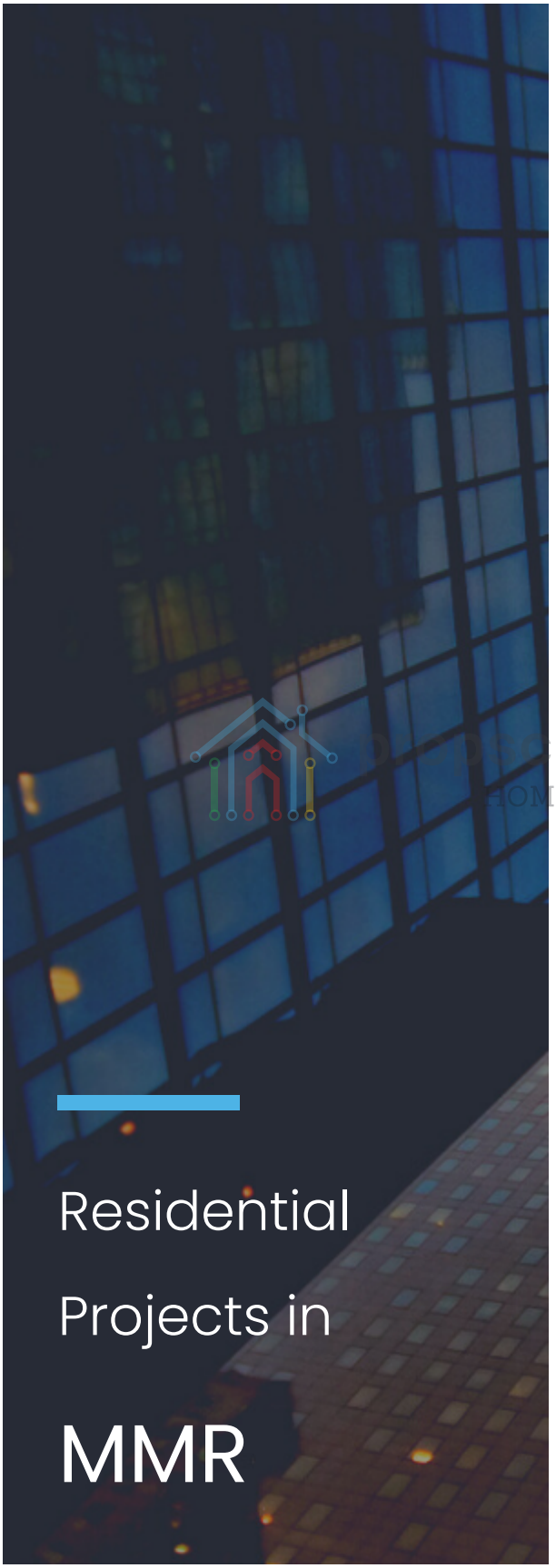
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PROP REPORT



Trushna Chs Ltd

MahaRERA Number : P51700023568



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
Naupada	Thane City Police Station	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 48 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.6 Km**
- Mahapalika Bhawan **400 Mtrs**
- Thane, Station Rd, Shivaji Nagar, Thane East, Thane, Maharashtra 400601 **3.1 Km**
- Eastern Express Highway Toll Naka **3.8 Km**
- Unnati Critical Care & Intensive Coronary Care Unit **600 Mtrs**
- Saraswati Education Society's High School & Junior College, Panchpakadi, Dharamveer Nagar, Thane West, Thane, Mumbai, Maharashtra 400602 **160 Mtrs**
- Korum Mall, Eastern Express Highway, Samata Nagar, Thane West, Thane, Maharashtra **2 Km**
- Thane Super Market, Prayag Tirth Society, Veer Savarkar Marg, Naupada, Thane West, Thane, Maharashtra 400602 **800 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

Axis Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	NA	1 BHK,2 BHK,3 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	Yoga Room / Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Water Storage,Eco Friendly Paint,Solar Pannel

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Trushna CHS LTD	2	13	4	1 BHK,2 BHK,3 BHK,Studio	52

First Habitable Floor	1st floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	330 sqft
1 BHK	434 sqft

2 BHK	702 sqft
3 BHK	838 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,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
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 4950000
1 BHK	--	--	INR 6500000
2 BHK	--	--	INR 10500000
3 BHK	--	--	INR 12600000

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

GST	Stamp Duty	Registration
6%	5%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

Bank Approved Loans	Bajaj Finance Ltd,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd

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.

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Category	Score
Place	45
Connectivity	63
Infrastructure	100
Local Environment	90

Land & Approvals	44
Project	64
People	48
Amenities	50
Building	65
Layout	49
Interiors	55
Pricing	40
Total	**59/100**

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