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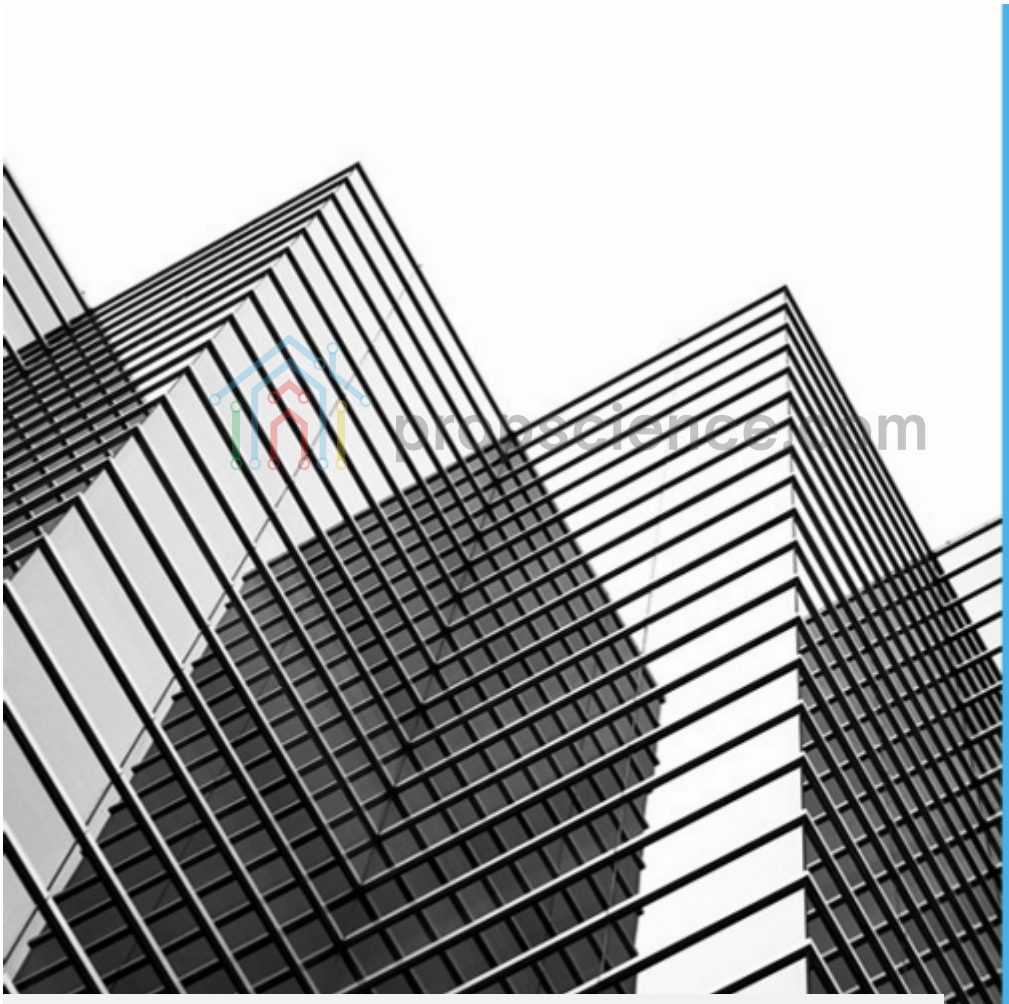
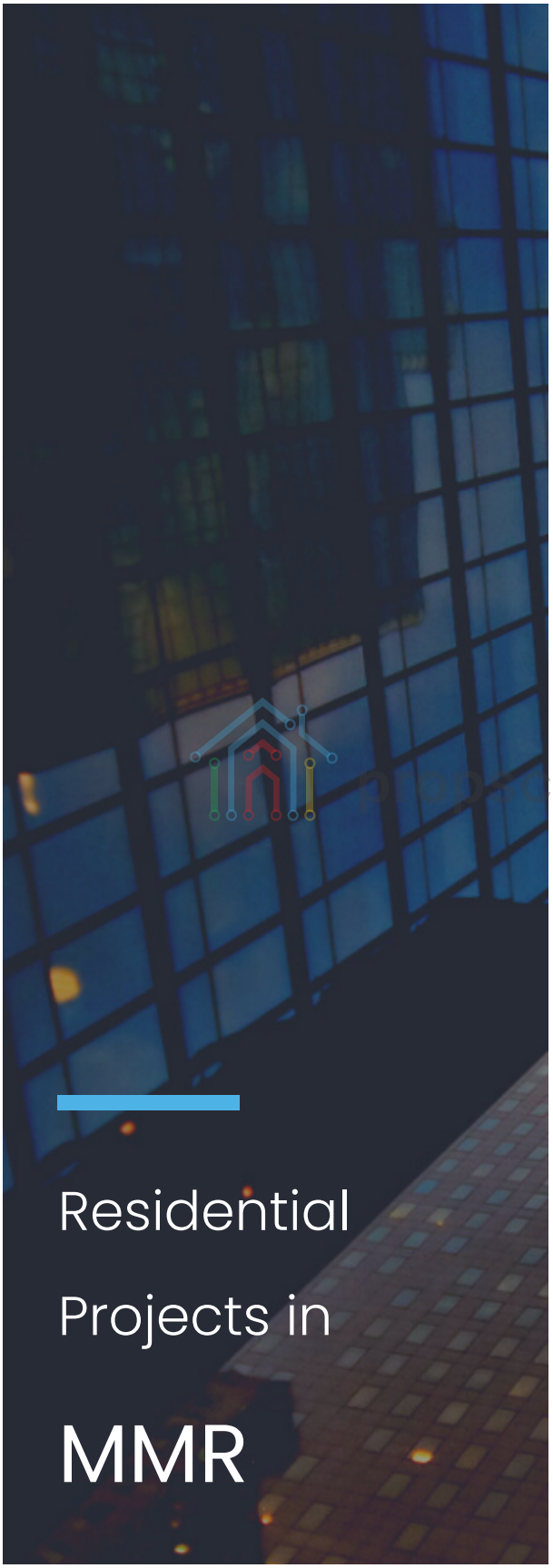
PROP REPORT



Tata New Haven Boisar II - 2

MahaRERA Number : P99000000997



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 99 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

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- Chhatrapati Shivaji Maharaj International Airport **104 Km**
- Boisar Bus Station **5.8 Km**
- Boisar Railway Station **5.1 Km**
- Boisar Road **2.3 Km**
- Sanjivani Hospital **4.5 Km**
- Don Bosco School **5.5 Km**
- NaMo Centre Point **3.1 Km**
- D-Mart **4.4 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	1

TATA NEW HAVEN BOISAR

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BUILDER & CONSULTANTS

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Established in 1984, TATA Housing is a closely held public limited company and a subsidiary of TATA Sons Private Limited. The TATA Group is a global enterprise, headquartered in India, comprising of thirty companies across ten verticals. It operates in more than 100 countries across six continents. Since 2006, TATA Housing has evolved into one of the fastest growing real estate development companies in India. With the primary business being development of properties in residential, commercial and retail sectors, the company's operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing & sales, project execution, property services and estate management. The company is recognized for its quality construction, ethical and transparent business practices, and high standards of maintenance of properties. By offering products ranging from Rs. 15 lakhs to Rs. 14 crores, the company has a diversified portfolio of more than 70 million sq. ft. under various stages of development. Besides projects under execution, there is a steady pipeline of projects of over 19 million sq. ft.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2019	3.68 Acre	1.5 BHK,2 BHK,2.5 BHK

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Project Amenities

Sports	Swimming Pool,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Sit-out Area
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

TATA NEW HAVEN BOISAR
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Phase 2-Buildig 28	2	4	10	2 BHK,2.5 BHK	40
Phase 2-Buildig 29	2	4	10	2 BHK,2.5 BHK	40
Phase 2-Buildig 30	2	4	10	2 BHK,2.5 BHK	40

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First Habitable Floor	Ground

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	635 sqft
2.5 BHK	722 sqft
2 BHK	635 sqft
2.5 BHK	722 sqft
2 BHK	635 sqft
2.5 BHK	722 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

TATA NEW HAVEN BOISAR II - 2

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 6220.47	INR 3950000	INR 4147500
2.5 BHK	INR 6027.7	INR 4352000	INR 4570000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	NA	INR 0

Festive Offers	Home loan @0.99% for 12 months. Instant casnback on flat booking.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	454	3	INR 2125000	INR 4680.62
October 2021	354	2	INR 1500000	INR 4237.29

August 2021	430	4	INR 1400000	INR 3255.81
June 2021	632	NA	INR 2251000	INR 3561.71
February 2021	632	NA	INR 1850000	INR 2927.22
January 2021	967	NA	INR 3500000	INR 3619.44
January 2021	967	NA	INR 2500000	INR 2585.32
January 2021	967	NA	INR 3750000	INR 3877.97
December 2020	1114	NA	INR 3800000	INR 3411.13
December 2020	721	NA	INR 2200000	INR 3051.32
December 2020	632	0	INR 1700000	INR 2689.87
December 2020	865	NA	INR 2650000	INR 3063.58
November 2020	530	NA	INR 1750000	INR 3301.89

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November 2020	967	1	INR 3150000	INR 3257.5
October 2020	721	3	INR 2500000	INR 3467.41
October 2020	758	NA	INR 2150000	INR 2836.41
October 2020	632	NA	INR 1675000	INR 2650.32
September 2020	632	NA	INR 2000000	INR 3164.56
September 2020	292	2	INR 2500000	INR 8561.64
September 2020	632	3	INR 2050000	INR 3243.67

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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	38
Connectivity	48
Infrastructure	48
Local Environment	100
Land & Approvals	62
Project	60
People	56
Amenities	56
Building	78
Layout	54
Interiors	63
Pricing	40

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Total	**58/100**

TATA NEW HAVEN BOISAR

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