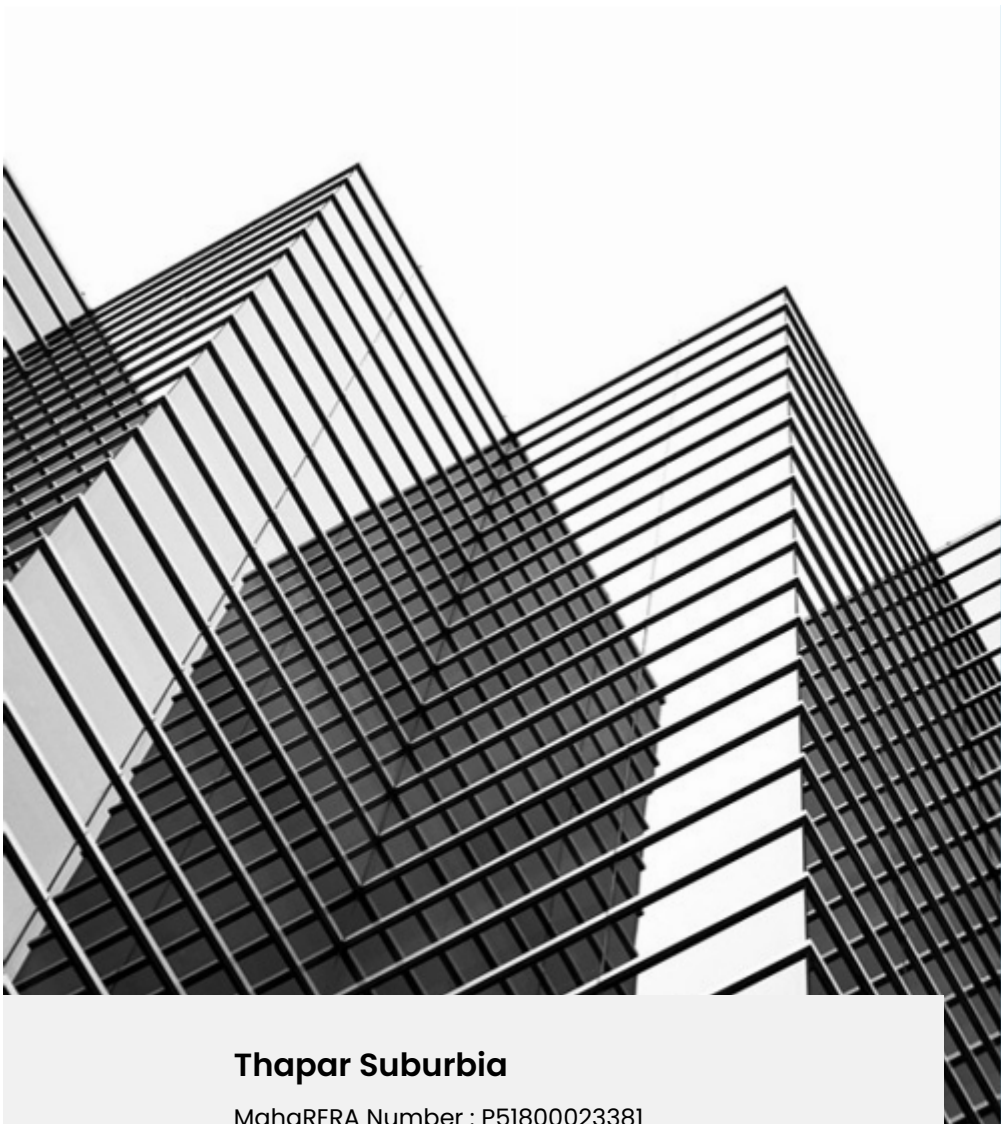


propscience.com

PROP REPORT



Thapar Suburbia

MahaRERA Number : P51800023381



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Govandi	Mankhurd Police Station	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 55 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.1 Km**
- Borba Devi Temple Bus Stop **120 Mtrs**
- Chembur Monorail Station **2.4 Km**
- Govandi Railway Station **800 Mtrs**
- Eastern Fwy **100 Mtrs**
- Zen Multi Speciality Hospital **2.3 Km**
- St. Anthony's Girls' High School **1.6 Km**
- K Star Mall **1.6 Km**
- Rahul Coconut Shop **170 Mtrs**

THAPAR SUBURBIA

LAND & APPROVALS

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

THAPAR SUBURBIA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	0.5 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Skating Rink,Jogging Track,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Solar Pannel,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Thapar Suburbia	3	16	5	2 BHK,3 BHK,4 BHK	80
First Habitable Floor				4th Floor	

Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : Sprinkler System,Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

THAPAR SUBURBIA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	706 - 726 sqft
3 BHK	975 sqft

4 BHK

1455 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

THAPAR SUBURBIA

COMMERCIALS

Configuration

**Rate Per
Sqft**

**Agreement
Value**

Box Price

2 BHK	INR 29036.83	INR 20500000	INR 22500000 to 23300000
3 BHK	INR 32000	INR 31200000	INR 34300000
4 BHK	INR 32027.49	INR 46600000	INR 51200000

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

GST	Stamp Duty	Registration
5%	0%	INR 0
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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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	48
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	44
Project	63
People	46
Amenities	48

Building	57
Layout	77
Interiors	55
Pricing	30
Total	59/100

THAPAR SUBURBIA

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