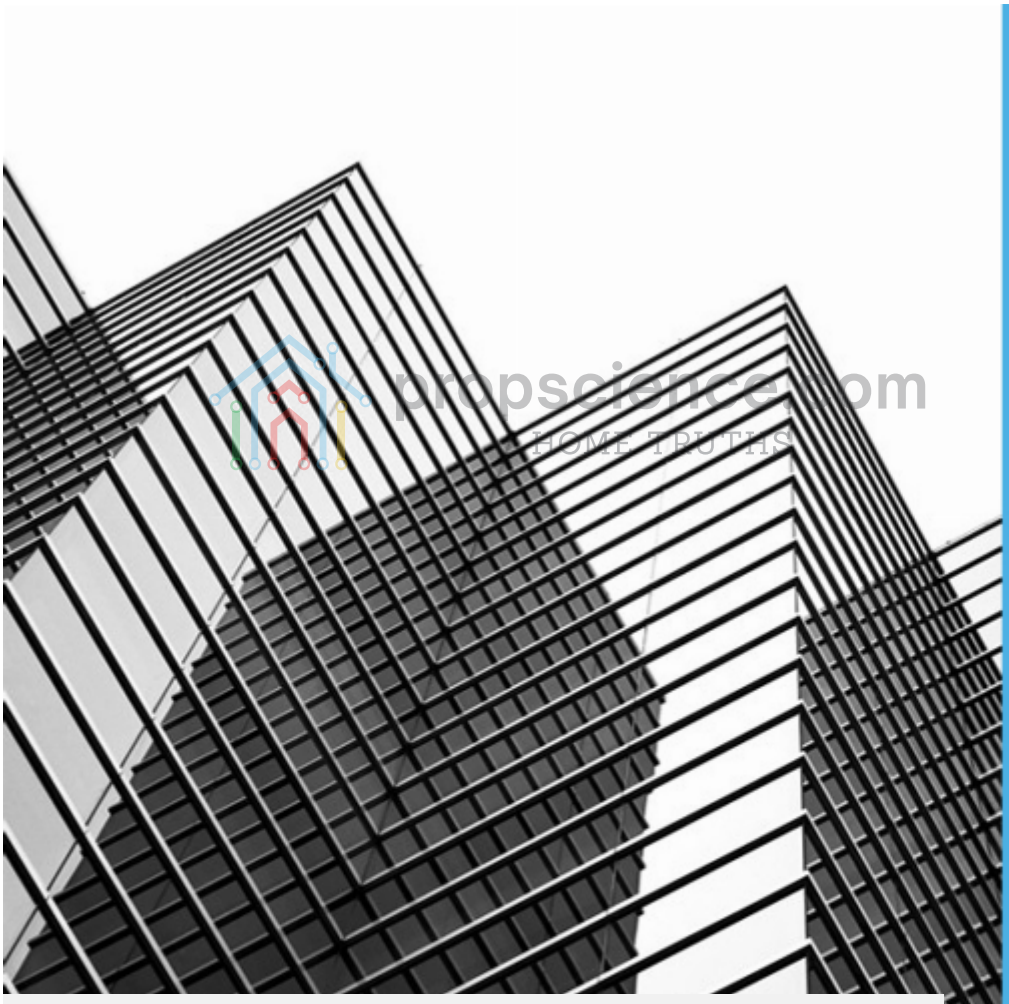
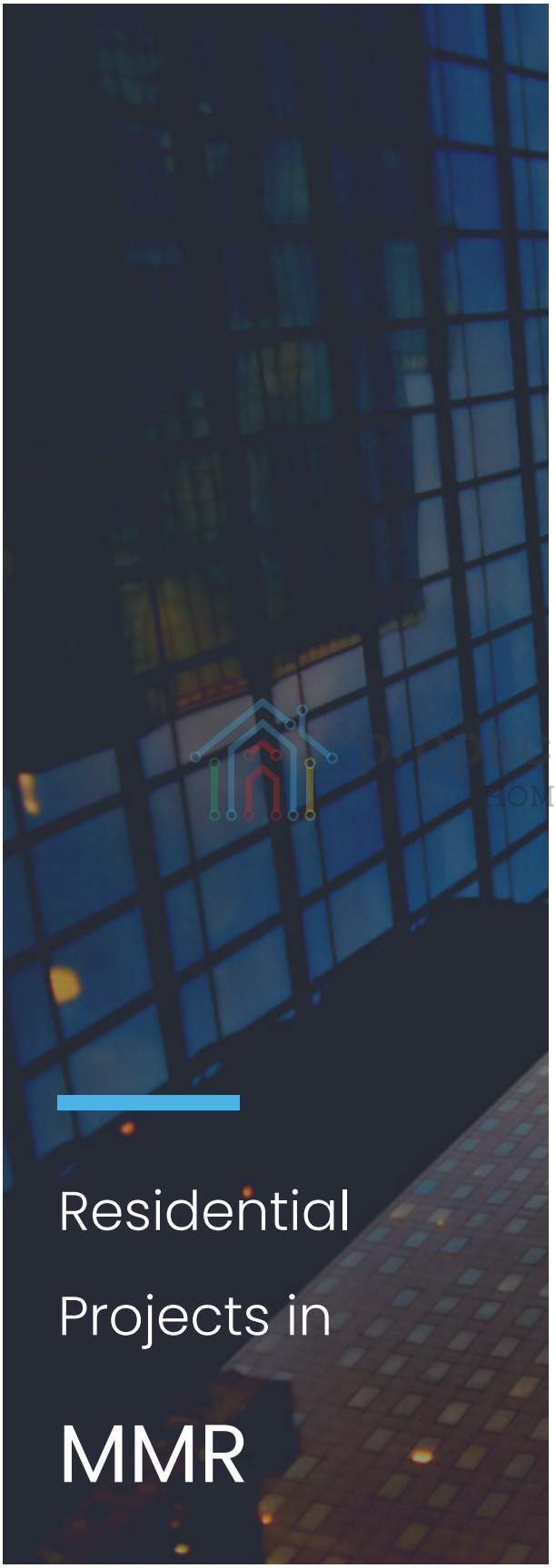
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PROP REPORT



Tharwani Majestic Towers Phase I

MahaRERA Number : P51700023841



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 Kalyan West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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HOME TRUTHS

Post Office	Police Station	Municipal Ward
Kalyan City	Kalyan Taluka Police Station	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 22 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- T1, Navpada **54.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **43.3 Km**
- Vasant Valley bus terminus **2.2 Km**
- Kalyan Railway Station **4.1 Km**
- MH MSH 2, Khadakpada **1.7 Km**
- Aayush Hospital **1.5 Km**
- Tree House High School **1 Km**
- Metro Junction Mall **5.4 Km**
- D Mart, Mohan Square One **2.1 Km**

THARWANI MAJESTIC TOWERS PHASE I

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

THARWANI MAJESTIC TOWERS PHASE I

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

THARWANI MAJESTIC TOWERS PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	7500 Sqmt	2 BHK

Project Amenities

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Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Kids Pool,Indoor Games Area
Leisure	Deck Area,Pergola
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone

THARWANI MAJESTIC TOWERS PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
CELESTO	3	32	8	2 BHK	256

First Habitable Floor	7th Floor

Services & Safety

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

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HOME TRUTHS

THARWANI MAJESTIC TOWERS PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	667.87 - 672.72 sqft

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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Chimney & Hob,Modular Kitchen,Water Purifier,Air Conditioners

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THARWANI MAJESTIC TOWERS PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11296.91	INR 7544900	INR 7942000 to 8000000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

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HOME TRUTHS

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,Kotak Bank,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	55
Connectivity	73
Infrastructure	72
Local Environment	100
Land & Approvals	50
Project	71
People	39

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Amenities	56
Building	55
Layout	60
Interiors	90
Pricing	40
Total	**63/100**

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