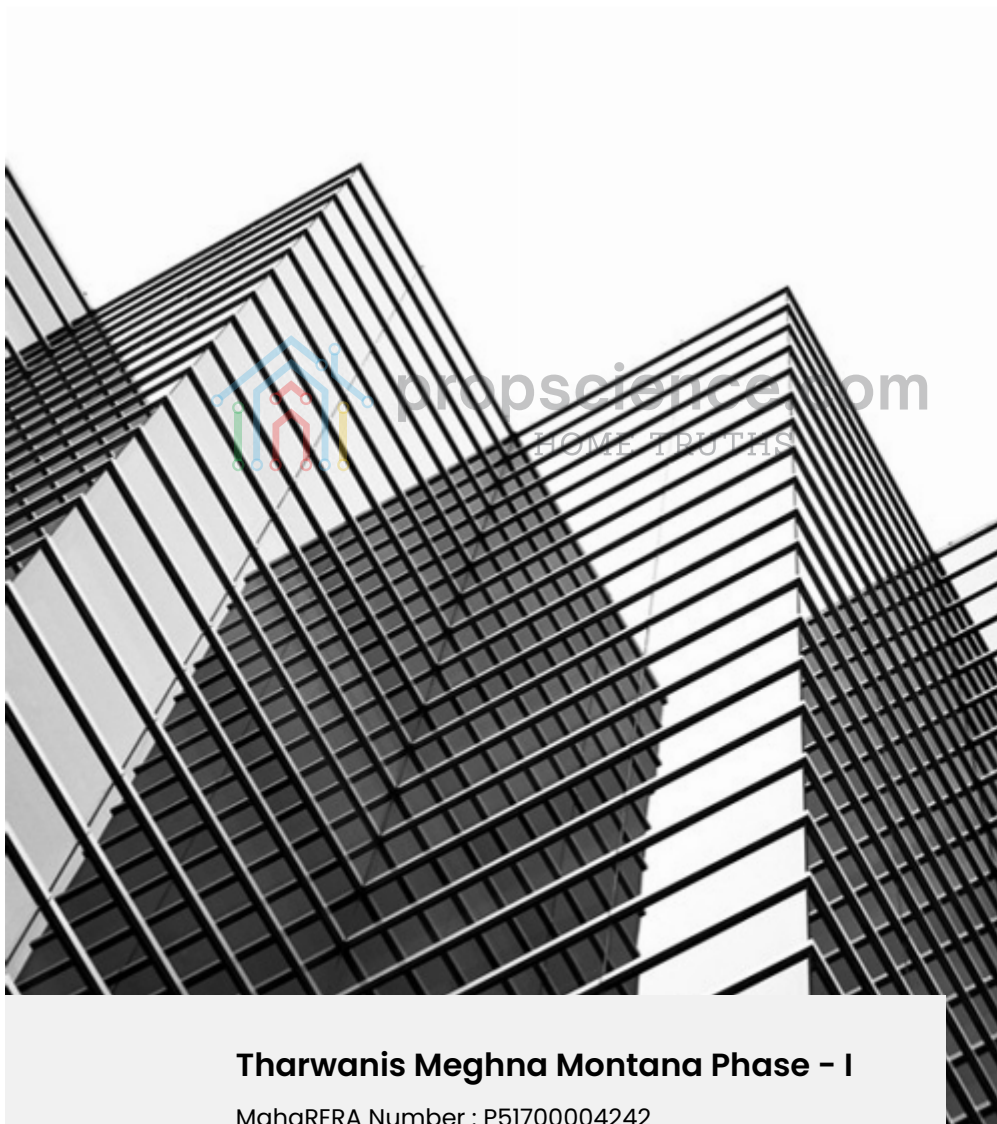


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# PROP REPORT



**Tharwanis Meghna Montana Phase - I**

MahaRERA Number : P51700004242



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.

THARWANIS MEGHNA

MONTANA PHASE - I

## LOCATION

The project is in Manjarli. 421503

Post Office	Police Station	Municipal Ward
Manjarli post office	Ambarnath Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 33 AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Terminal Building, Navpada **62.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **50.9 Km**
- Cycle Company, Ladinaka **3 Km**
- Chikhholi Railway Station **3.3 Km**
- Kalyan - Badlapur Rd, Belavali **900 Mtrs**
- Singh Hospital **4.2 Km**
- Fatima High School **1.5 Km**
- Metro Junction Mall **14.8 Km**
- DMart, Ambarnath - Badlapur Rd **3.5 Km**

THARWANIS MEGHNA


MONTANA PHASE - I

# LAND & APPROVALS

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

THARWANIS MEGHNA  
MONTANA PHASE - I

# BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

THARWANIS MEGHNA  
MONTANA PHASE - I

# PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th July, 2019

11040 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa
<b>Business &amp; Hospitality</b>	Barbeque Pit,Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens,Solar Pannel



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HOME TRUTHS

THARWANIS MEGHNA

MONTANA PHASE - I

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A - WING	2	8	4	1 BHK,2 BHK	32

B - WING	2	8	4	1 BHK,2 BHK	32
D - WING	2	8	4	1 BHK,2 BHK	32
E - WING	2	8	4	1 BHK,2 BHK	32
F - WING	2	8	4	1 BHK,2 BHK	32
G - WING	2	8	4	1 BHK,2 BHK	32
H - WING	2	8	4	1 BHK,2 BHK	32
I - WING	2	8	4	1 BHK,2 BHK	32
J - WING	2	8	4	1 BHK,2 BHK	32



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First Habitable Floor

1st Floor

## Services & Safety

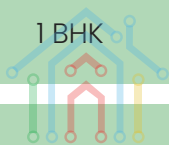
- **Security** : Earthquake Resistant Design
- **Fire Safety** : Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

THARWANIS MEGHNA

MONTANA PHASE - I

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	400 - 401 sqft
2 BHK	526 sqft
1 BHK	400 - 401 sqft
2 BHK	526 sqft
1 BHK	347 - 387 sqft
2 BHK	453 sqft
1 BHK	347 - 387 sqft
2 BHK	453 sqft
1 BHK	347 - 387 sqft
2 BHK	453 sqft
1 BHK	347 - 387 sqft



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2 BHK	453 sqft
1 BHK	347 - 387 sqft
2 BHK	453 sqft
1 BHK	347 - 387 sqft
2 BHK	453 sqft
1 BHK	384 - 387 sqft
2 BHK	453 sqft



**Floor To Ceiling Height**

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Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Laminated flush doors, Double glazed glass windows

<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

THARWANIS MEGHNA

MONTANA PHASE - I

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8246.88	INR 2862000	INR 3005100 to 3472350
2 BHK	INR 8249.45	INR 3737000	INR 3923850 to 4563300

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 0	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC 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	30
Connectivity	73
Infrastructure	56
Local Environment	100
Land & Approvals	56
Project	76
People	39
Amenities	62
Building	78
Layout	53
Interiors	63
Pricing	40
Total	60/100



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HOME TRUTHS

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