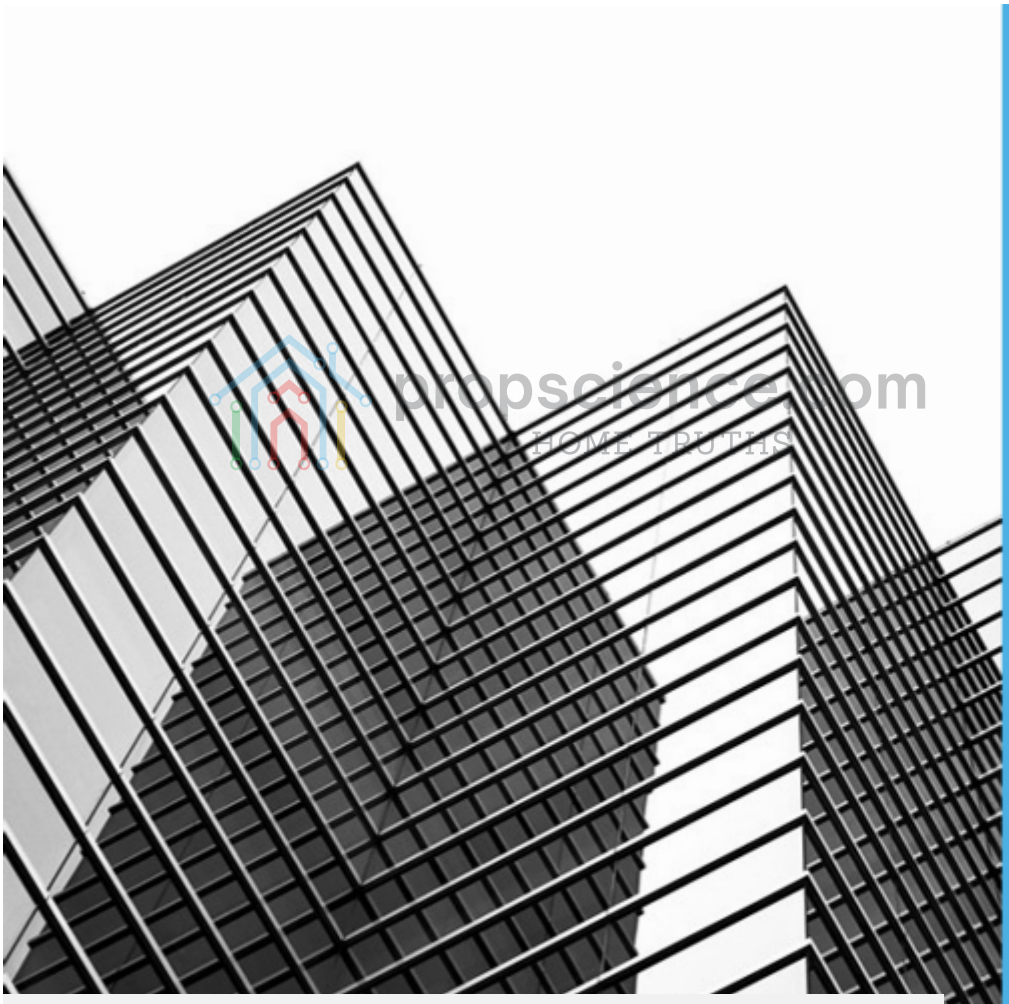
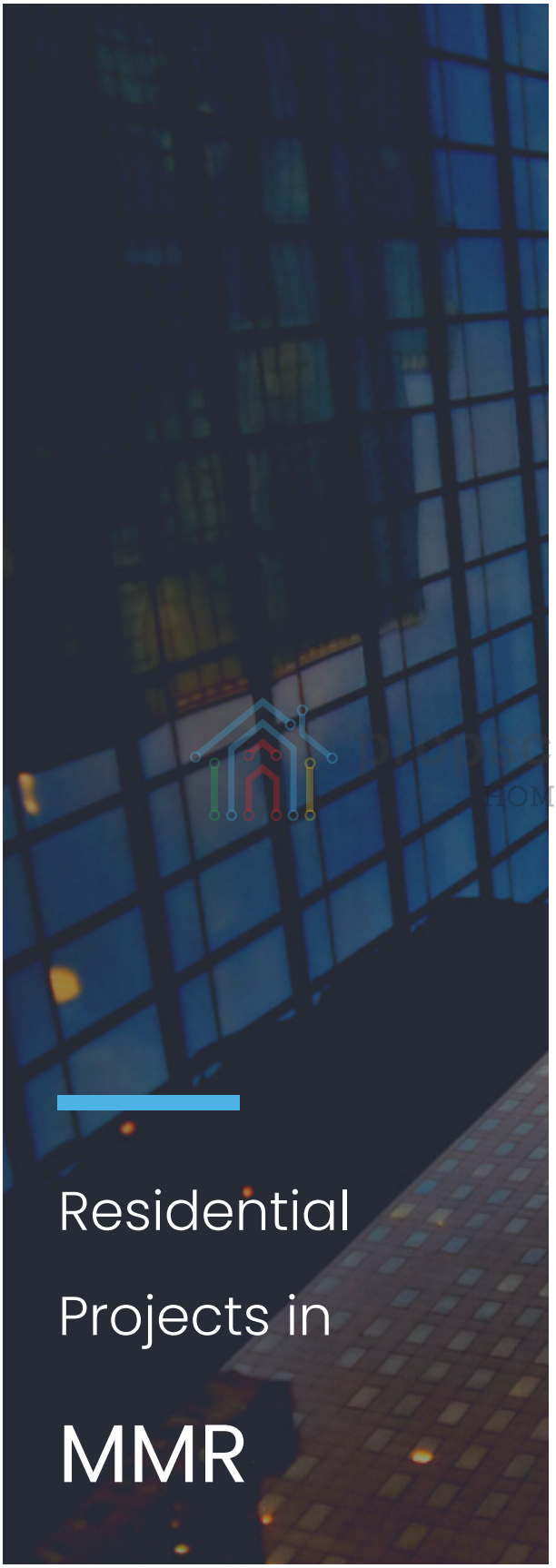
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PROP REPORT



Tharwanis Meghna Montana Phase - 2

MahaRERA Number : P51700008088



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 Manjarli. 421503

Post Office	Police Station	Municipal Ward
Manjarli post office	NA	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 .

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Connectivity & Infrastructure

- Terminal Building, Navpada **62.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **50.9 Km**
- Cycle Company, Ladinaka **3 Km**
- Chikhloli 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, Ambernath - Badlapur Rd **3.5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	3	1

THARWANIS MEGHNA

MONTANA PHASE - 2

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

THARWANIS MEGHNA

MONTANA PHASE - 2

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2022	22440 Sqft	1 BHK,2 BHK

Project Amenities

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

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THARWANIS MEGHNA MONTANA PHASE - 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
C - WING	2	19	6	1 BHK,2 BHK	114

C1 - WING	2	13	6	1 BHK,2 BHK	78
K - WING	2	10	6	1 BHK,2 BHK	60
L - WING	2	21	6	2 BHK	126
M - WING	2	20	6	1 BHK,2 BHK	120
N - WING	2	20	6	1 BHK,2 BHK	120

First Habitable Floor	1st Floor

Services & Safety

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- **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 - 2

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	386 - 420 sqft
2 BHK	505 - 539 sqft
1 BHK	409 - 423 sqft
2 BHK	486 sqft
1 BHK	380 sqft
2 BHK	503 - 511 sqft
2 BHK	459 - 522 sqft
1 BHK	377 - 412 sqft
2 BHK	489 - 525 sqft
1 BHK	377 - 412 sqft
2 BHK	489 - 525 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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

THARWANIS MEGHNA MONTANA PHASE - 2

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8247.62	INR 3178000	INR 3336900 to 3740100
2 BHK	INR 8241.58	INR 3863000	INR 4056150 to 4666200

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
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	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

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Transaction History

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

THARWANIS MEGHNA MONTANA PHASE - 2

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	77
People	39
Amenities	62
Building	55
Layout	53
Interiors	63
Pricing	40

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Total	**59/100**

THARWANIS MEGHNA MONTANA PHASE - 2

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