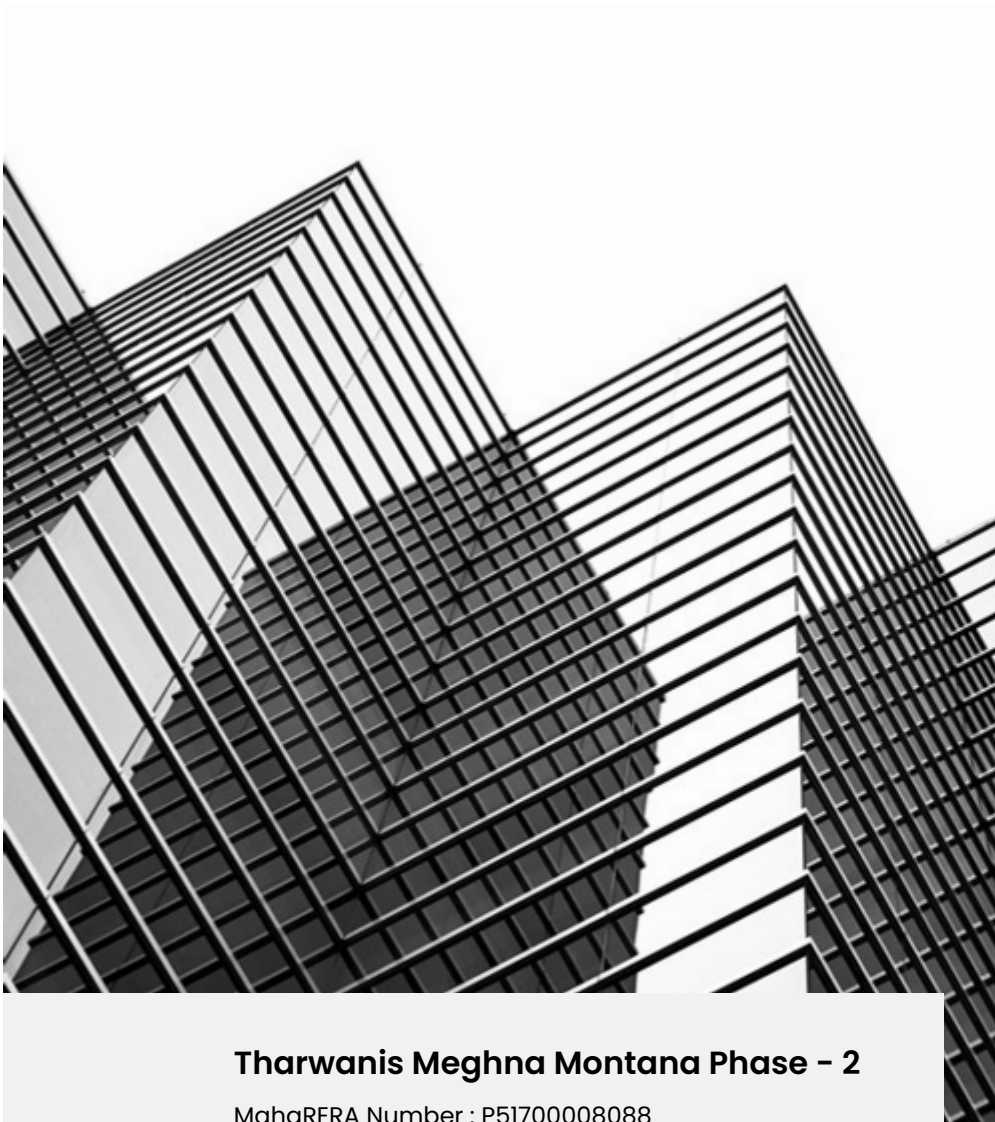


# PROP REPORT



**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.

## 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 .

### 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

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

<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

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

- **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

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	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 - 2

# 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.



<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

<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.

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

**Total**

**59/100**

THARWANIS MEGHNA

MONTANA PHASE - 2

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.