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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.

THARWANIS MEGHNA

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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**
- 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, Ambernath - Badlapur Rd **3.5 Km**

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# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
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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



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## 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
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## 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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
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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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<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

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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.

<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.

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## 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

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