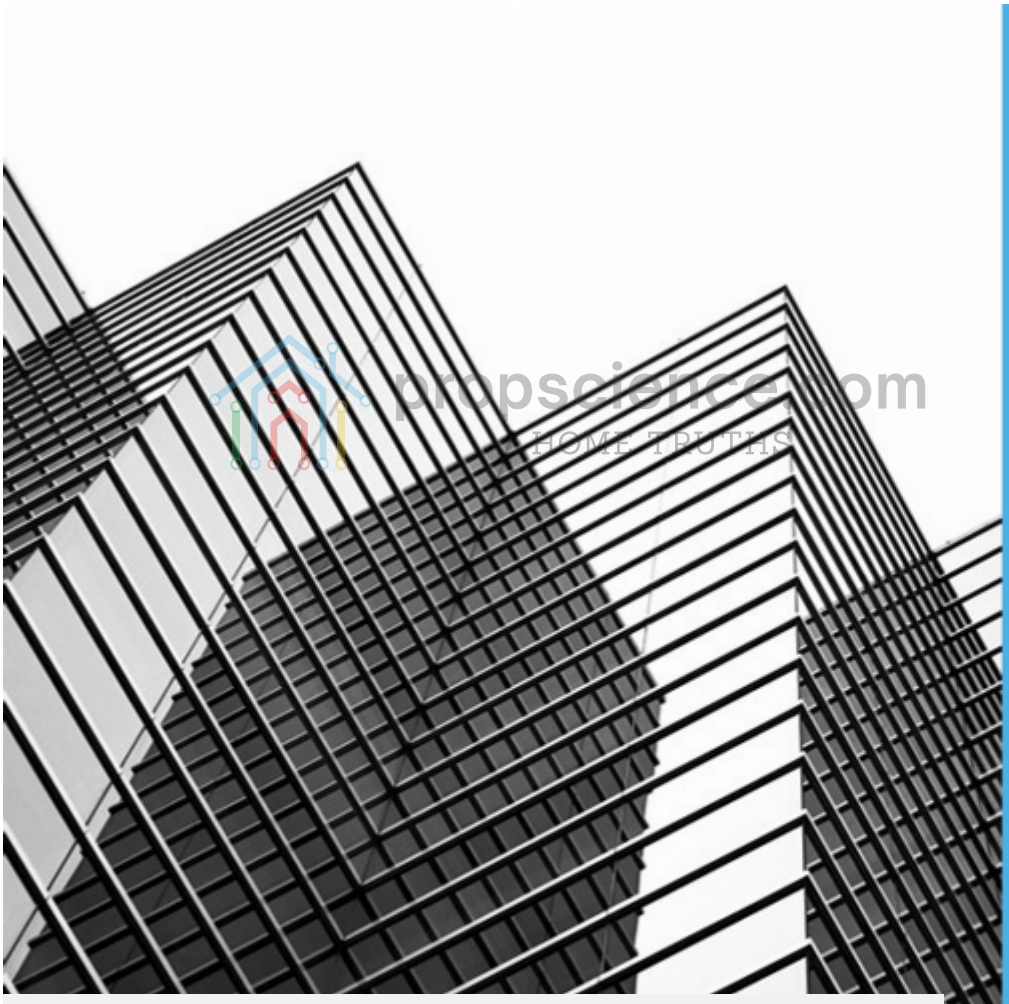
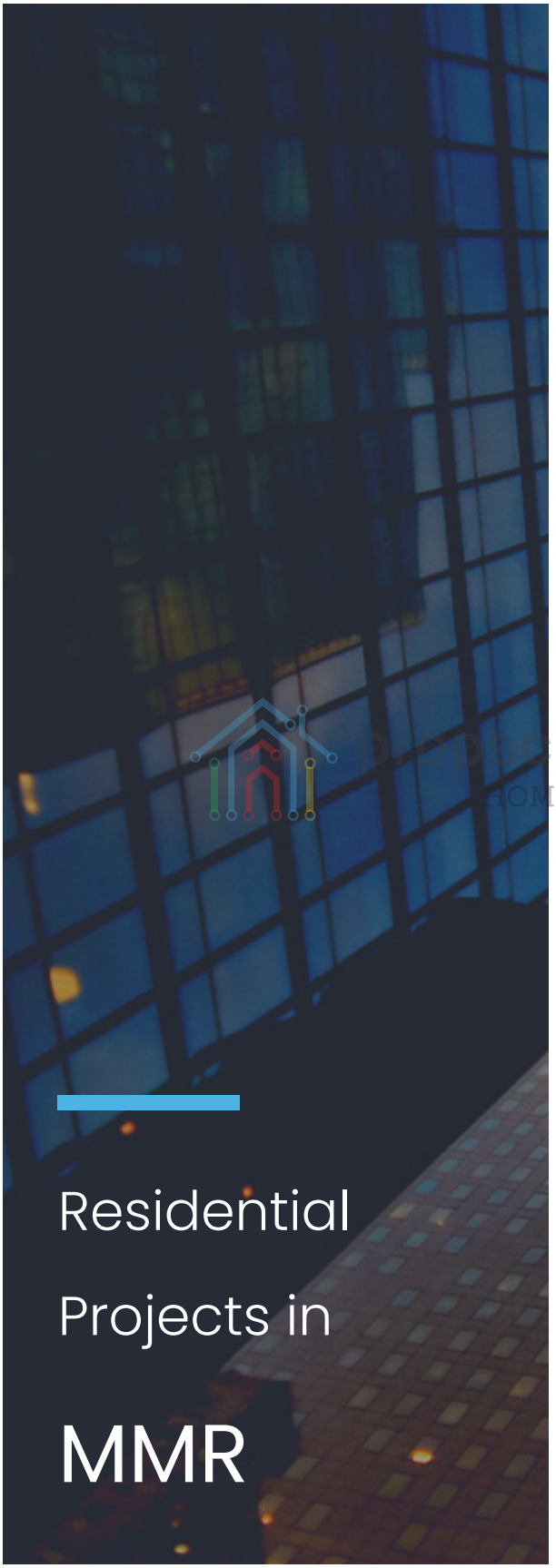
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PROP REPORT



Tharwani Ariana Phase III

MahaRERA Number : P51700006728



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 Katrap. 421503

Post Office	Police Station	Municipal Ward
NA	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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HOME TRUTHS

Connectivity & Infrastructure

- Terminal Building, Navpada **62.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **50.7 Km**
- Cycle Company, Ladinaka **3.5 Km**
- Chikhloli Railway Station **3.2 Km**
- Kalyan - Badlapur Rd **750 Mtrs**
- Singh Hospital **4 Km**
- Fatima High School **750 Km**
- Metro Junction Mall **14.7 Km**
- DMart, Ambernath - Badlapur Rd **3.2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	2	1

THARWANI ARIANA PHASE III

BUILDER & CONSULTANTS

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

THARWANI ARIANA PHASE III

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th April, 2023	5840 Sqft	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Steam Room,Sauna,Spa,Library / Reading Room,Deck Area
Business & Hospitality	Day Care,Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Green Zone

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THARWANI ARIANA PHASE III

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
KARISMA	2	20	8	1 BHK,2 BHK,3 BHK	160

LAVINA	2	20	8	1 BHK,2 BHK,3 BHK	160

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,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

THARWANI ARIANA PHASE III

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	337 - 367 sqft
2 BHK	463 - 485 sqft
3 BHK	599 sqft
1 BHK	337 - 367 sqft

2 BHK	463 - 485 sqft
3 BHK	599 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,Water Purifier

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THARWANI ARIANA PHASE III

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8604.9	INR 2900000	INR 3045000 to 3315900
2 BHK	INR 8573.2	INR 3988000	INR 4187400 to 4365900
3 BHK	INR 8611.02	INR 5158000	INR 5415900

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

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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,SBI Bank

Transaction History

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

THARWANI ARIANA PHASE III

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.

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Category	Score
Place	30
Connectivity	63
Infrastructure	36

Local Environment	100
Land & Approvals	56
Project	66
People	39
Amenities	54
Building	55
Layout	53
Interiors	80
Pricing	40
Total	**56/100**

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THARWANI ARIANA PHASE III

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