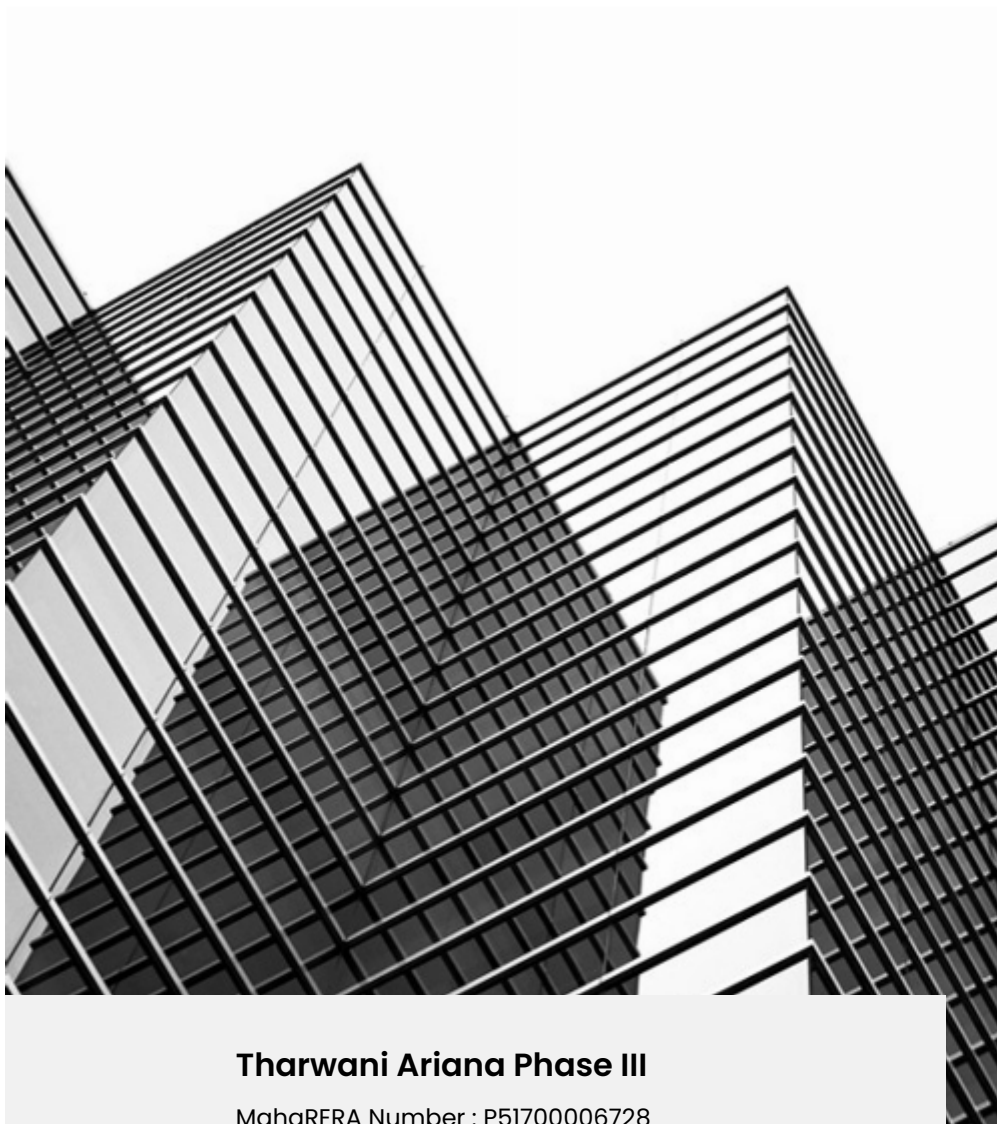


propscience.com

# PROP REPORT



**Tharwani Ariana Phase III**

MahaRERA Number : P51700006728



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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 .

### Connectivity & Infrastructure

- Terminal Building, Navpada **62.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **50.7 Km**
- Cycle Company, Ladinaka **3.5 Km**
- Chikhlori 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

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

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THARWANI ARIANA PHASE

III

# BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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THARWANI ARIANA PHASE

III

# PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 30th April, 2023

5840 Sqft

1 BHK,2 BHK,3 BHK

## Project Amenities

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

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

## 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

<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, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	Chimney & Hob, Water Purifier

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.

<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.
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<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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.

Category	Score
Place	30
Connectivity	63
Infrastructure	36

<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	56
<b>Project</b>	66
<b>People</b>	39
<b>Amenities</b>	54
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	80
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

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THARWANI ARIANA PHASE

III

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