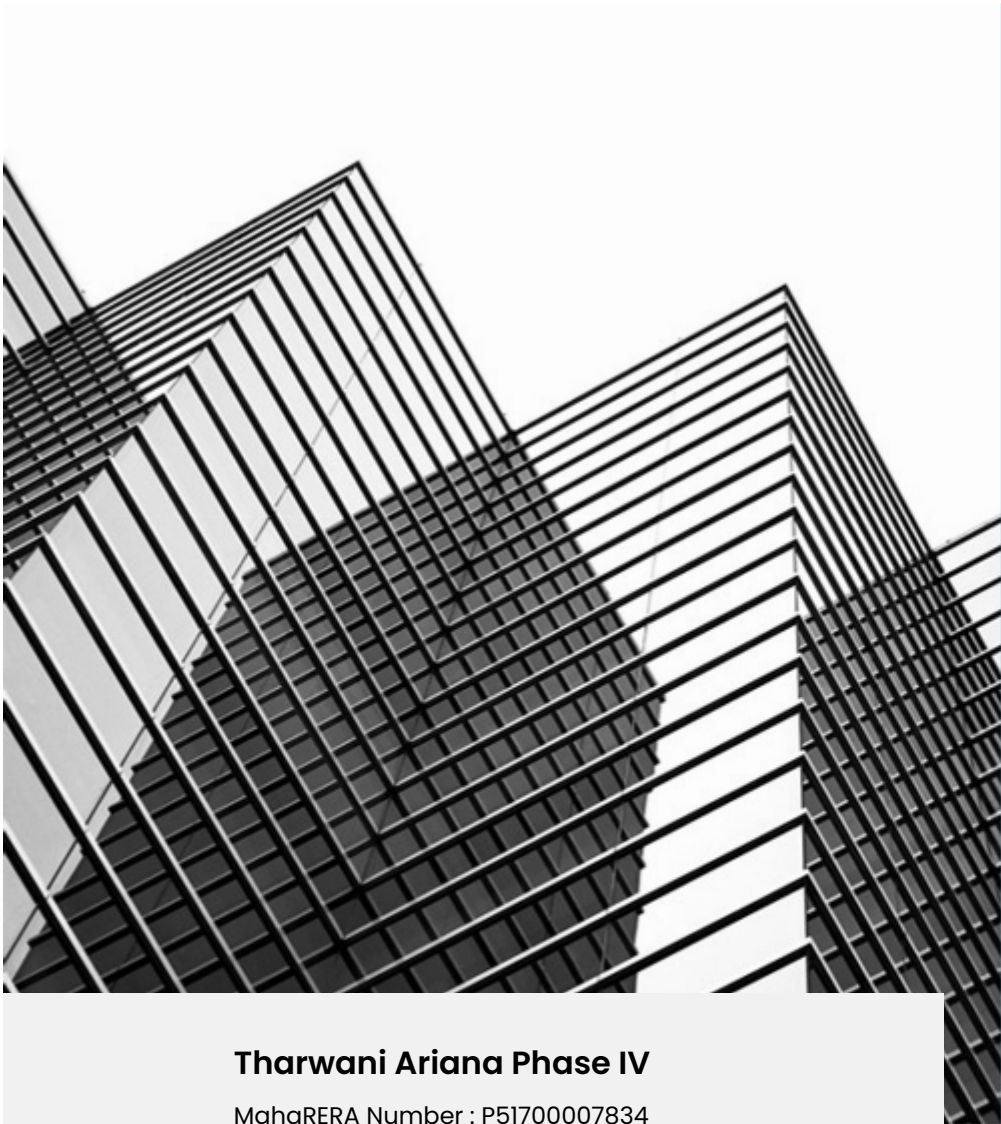


propscience.com

# PROP REPORT



**Tharwani Ariana Phase IV**

MahaRERA Number : P51700007834



## 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**
- Chikhholi Railway Station **3.2 Km**
- Kalyan – Badlapur Rd **750 Mtrs**
- Singh Hospital **4 Km**
- Fatima High School **750 Mtrs**
- 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
July 2022	2	1

THARWANI ARIANA PHASE  
IV

# 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, 2023

7640 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<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>	Waste Segregation,Rain Water Harvesting,Solar Pannel

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## BUILDING LAYOUT

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	381 – 409 sqft
2 BHK	459 – 513 sqft
1 BHK	381 – 409 sqft
2 BHK	459 – 513 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	NA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 7611.25	INR 2901000	INR 3046050 to 3268650
2 BHK	INR 6869.4	INR 3494000	INR 3668700 to 4099200

**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,SBI Bank

### Transaction History

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



## 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	56
Local Environment	100
Land & Approvals	56
Project	71
People	39

<b>Amenities</b>	60
<b>Building</b>	57
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

THARWANI ARIANA PHASE  
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