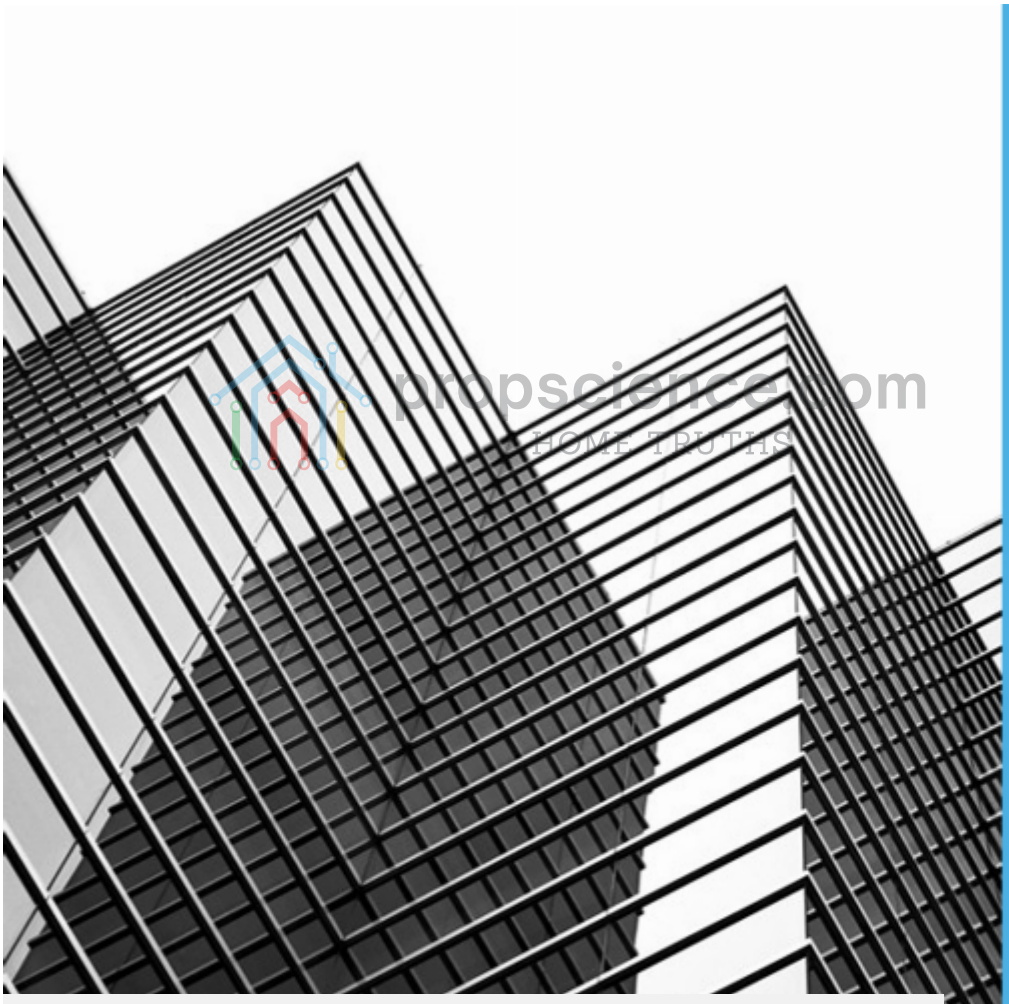
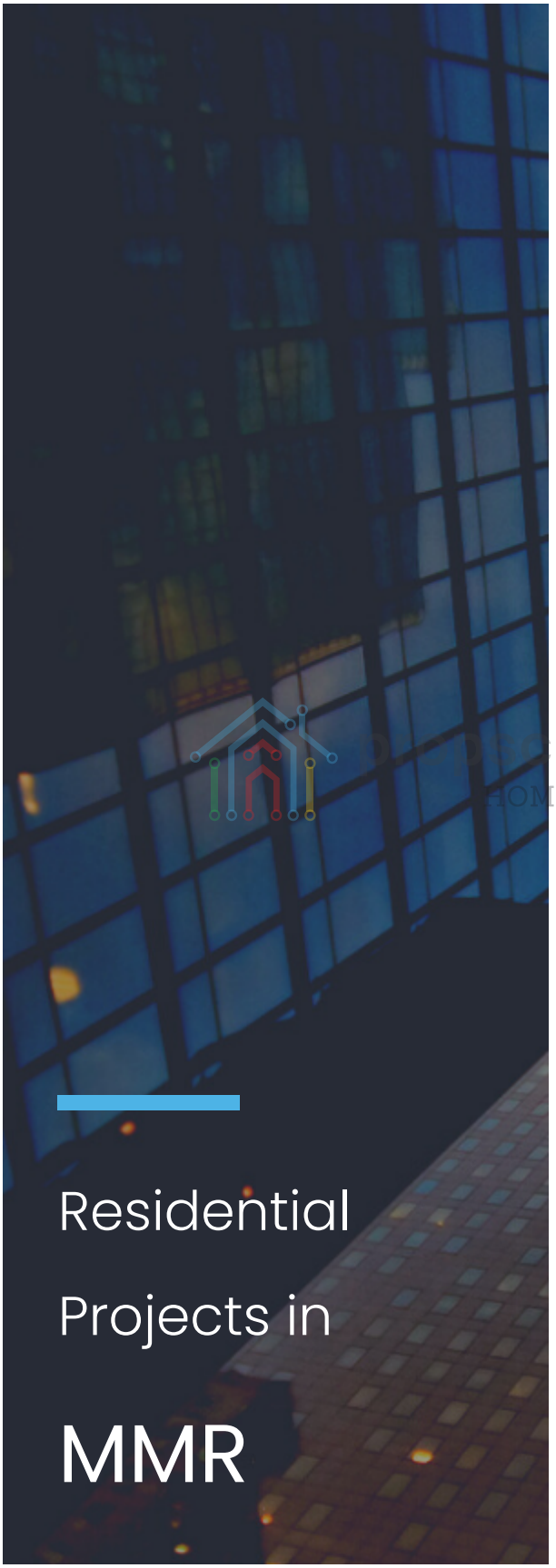
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PROP REPORT



Tharwani Ariana Phase IV

MahaRERA Number : P51700007834



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 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

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

THARWANI ARIANA PHASE IV

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2023	7640 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Steam Room,Sauna,Spa,Library / Reading Room,Deck Area
Business & Hospitality	Day Care,Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Solar Pannel

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THARWANI ARIANA PHASE IV

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

THARWANI ARIANA PHASE IV

FLAT INTERIORS

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HOME TRUTHS

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

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HOME TRUTHS

THARWANI ARIANA PHASE IV

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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.

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

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HOME TRUTHS

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.

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

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HOME TRUTHS

Amenities	60
Building	57
Layout	53
Interiors	73
Pricing	40
Total	**58/100**

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HOME TRUTHS

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