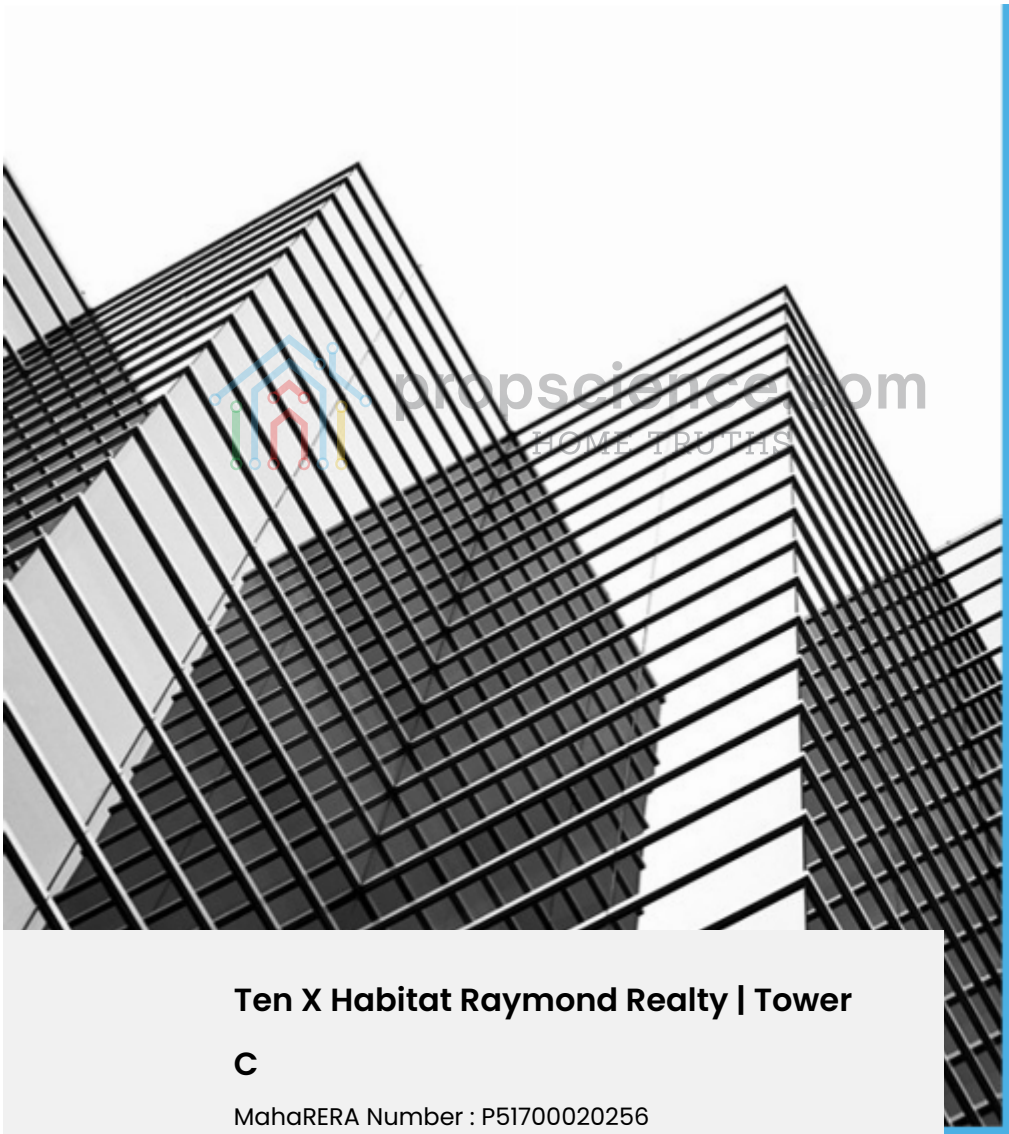
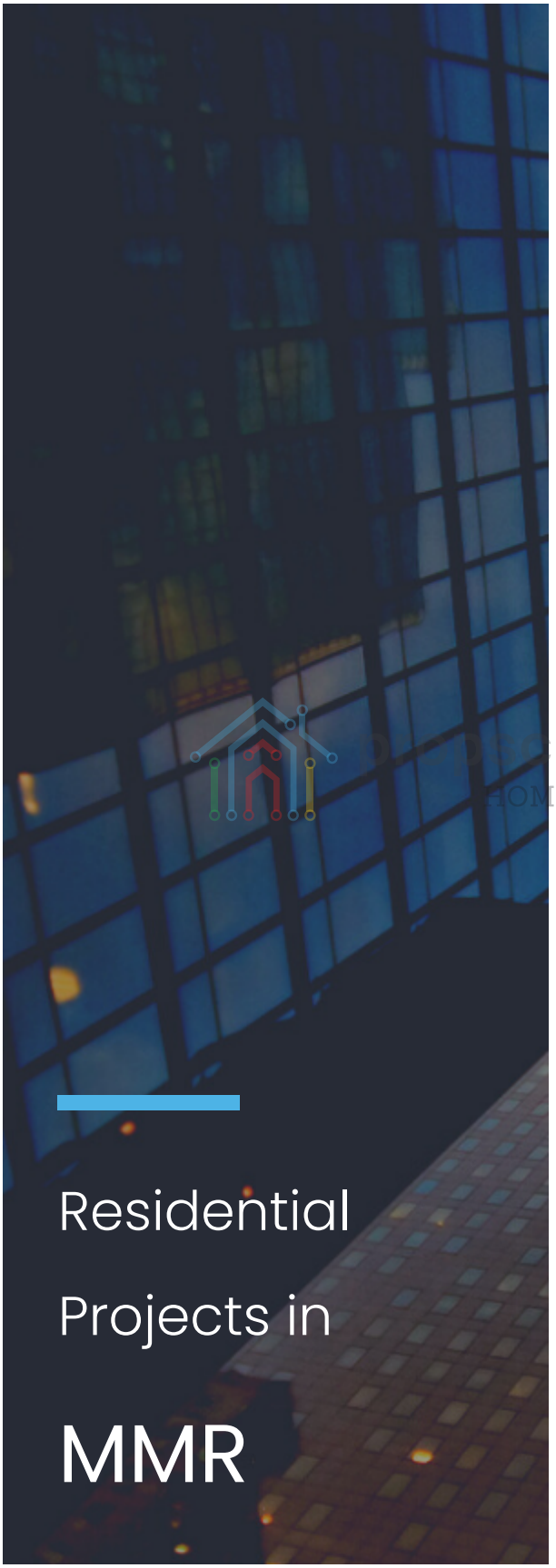
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PROP REPORT



Ten X Habitat Raymond Realty | Tower C

MahaRERA Number : P51700020256



Residential Projects in MMR

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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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

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Post Office	Police Station	Municipal Ward
Jekegram	Vartaknagar Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 53 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **20.1 Km**
- Cadbury **500 Mtrs**
- Kapurbawdi Metro Station **3.0 Km**
- Thane Railway Station **3.8 Km**
- Eastern Expressway Highway **500 Mtrs**
- Jupiter Hospital **1.3 Km**
- Smt. Sulochanadevi Singhania School, **300 Mtrs**
- Viviana Mall **1.0 Km**
- Big Bazaar Viviana Mall **1.0 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	14	2

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

Axis Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2025	14 Acre	2 BHK

Project Amenities

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Sports	Badminton Court,Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower C	4	44	6	2 BHK	264

First Habitable Floor	2nd

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	504 - 613 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,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 21825.4	--	INR 11000000 to 13700000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000

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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,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

TEN X HABITAT RAYMOND REALTY | TOWER C

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	567	NA	INR 13222522	INR 20531.87
October 2022	642	NA	INR 7926079	INR 20640.83
October 2022	564	NA	INR 13803099	INR 21500.15
September 2022	381	NA	INR 12998497	INR 20121.51
September 2022	645	NA	INR 12398472	INR 21983.11
September 2022	646	NA	INR 11549688	INR 20369.82

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September 2022	642	NA	INR 12687867	INR 19763.03
September 2022	645	NA	INR 7992979	INR 20978.95
September 2022	618	NA	INR 12865867	INR 20040.29
September 2022	645	NA	INR 12915059	INR 20598.18
September 2022	516	NA	INR 14390784	INR 23286.06
September 2022	642	NA	INR 11915688	INR 21015.32
September 2022	646	NA	INR 12916942	INR 20766.79
September 2022	627	NA	INR 14114827	INR 21883.45
September 2022	567	NA	INR 12909497	INR 19983.74
September 2022	622	NA	INR 14338327	INR 22229.96

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September 2022	567	NA	INR 12730497	INR 19706.65
September 2022	644	NA	INR 13356745	INR 20804.9
September 2022	646	NA	INR 10360044	INR 20077.6
September 2022	646	15	INR 13802327	INR 21398.96

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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	73

Connectivity	83
Infrastructure	100
Local Environment	90
Land & Approvals	64
Project	80
People	55
Amenities	76
Building	68
Layout	53
Interiors	73
Pricing	40
Total	**71/100**

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