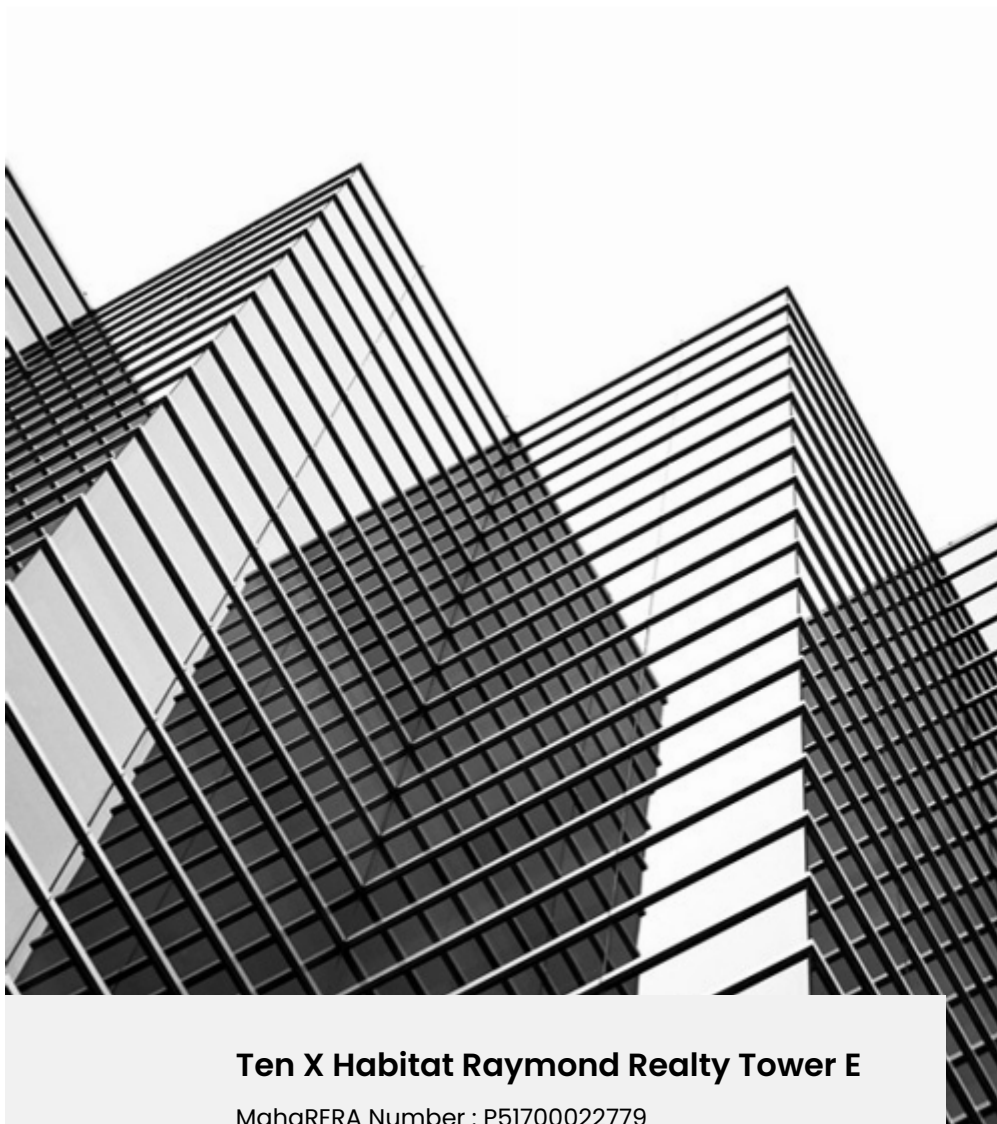


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# PROP REPORT



**Ten X Habitat Raymond Realty Tower E**

MahaRERA Number : P51700022779



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

## 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.

| 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 not prone to traffic jams. 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 Singhanian School, **300 Mtrs**
- Viviana Mall **1.0 Km**
- Big Bazaar Viviana Mall **1.0 Km**

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## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022                            | 16                   | 1                          |

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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 September, 2025 | 1330 Sqmt | 2 BHK      |

### Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Badminton Court,Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area  |
| <b>Business &amp; Hospitality</b> | Visitor's Room,Multipurpose Hall   |
| <b>Eco Friendly Features</b>      | 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 E    | 5               | 44           | 8               | 2 BHK          | 352            |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 2nd |
|-----------------------|-----|

### 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)

## FLAT INTERIORS

|                      |                          |
|----------------------|--------------------------|
| <b>Configuration</b> | <b>RERA Carpet Range</b> |
| 2 BHK                | 504 - 613 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>                       | Optic Fiber Cable   |
| <b>White Goods</b>                      | Modular Kitchen   |

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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     |
| Floor Rise | Parking Charges | Other Charges |
| 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,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.

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| October 2022     | 564         | NA    | INR 13803099 | INR 21500.15    |
| October 2022     | 567         | NA    | INR 13222522 | INR 20531.87    |
| October 2022     | 642         | NA    | INR 7926079  | INR 20640.83    |
| September 2022   | 642         | NA    | INR 12687867 | INR 19763.03    |
| September 2022   | 645         | NA    | INR 7992979  | INR 20978.95    |
| September 2022   | 381         | NA    | INR 12998497 | INR 20121.51    |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>September<br/>2022</b> | 645 | NA | INR 12398472 | INR 21983.11 |
| <b>September<br/>2022</b> | 646 | NA | INR 11549688 | INR 20369.82 |
| <b>September<br/>2022</b> | 642 | NA | INR 11915688 | INR 21015.32 |
| <b>September<br/>2022</b> | 516 | NA | INR 14390784 | INR 23286.06 |
| <b>September<br/>2022</b> | 622 | NA | INR 14338327 | INR 22229.96 |
| <b>September<br/>2022</b> | 645 | NA | INR 12915059 | INR 20598.18 |
| <b>September<br/>2022</b> | 567 | NA | INR 12909497 | INR 19983.74 |
| <b>September<br/>2022</b> | 618 | NA | INR 12865867 | INR 20040.29 |
| <b>September<br/>2022</b> | 627 | NA | INR 14114827 | INR 21883.45 |
| <b>September<br/>2022</b> | 646 | NA | INR 12916942 | INR 20766.79 |

|                   |     |    |              |              |
|-------------------|-----|----|--------------|--------------|
| September<br>2022 | 567 | NA | INR 12730497 | INR 19706.65 |
| September<br>2022 | 644 | NA | INR 13356745 | INR 20804.9  |
| September<br>2022 | 646 | NA | INR 10360044 | INR 20077.6  |
| September<br>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    |

|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 83            |
| <b>Infrastructure</b>       | 100           |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 76            |
| <b>People</b>               | 55            |
| <b>Amenities</b>            | 70            |
| <b>Building</b>             | 68            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>71/100</b> |

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