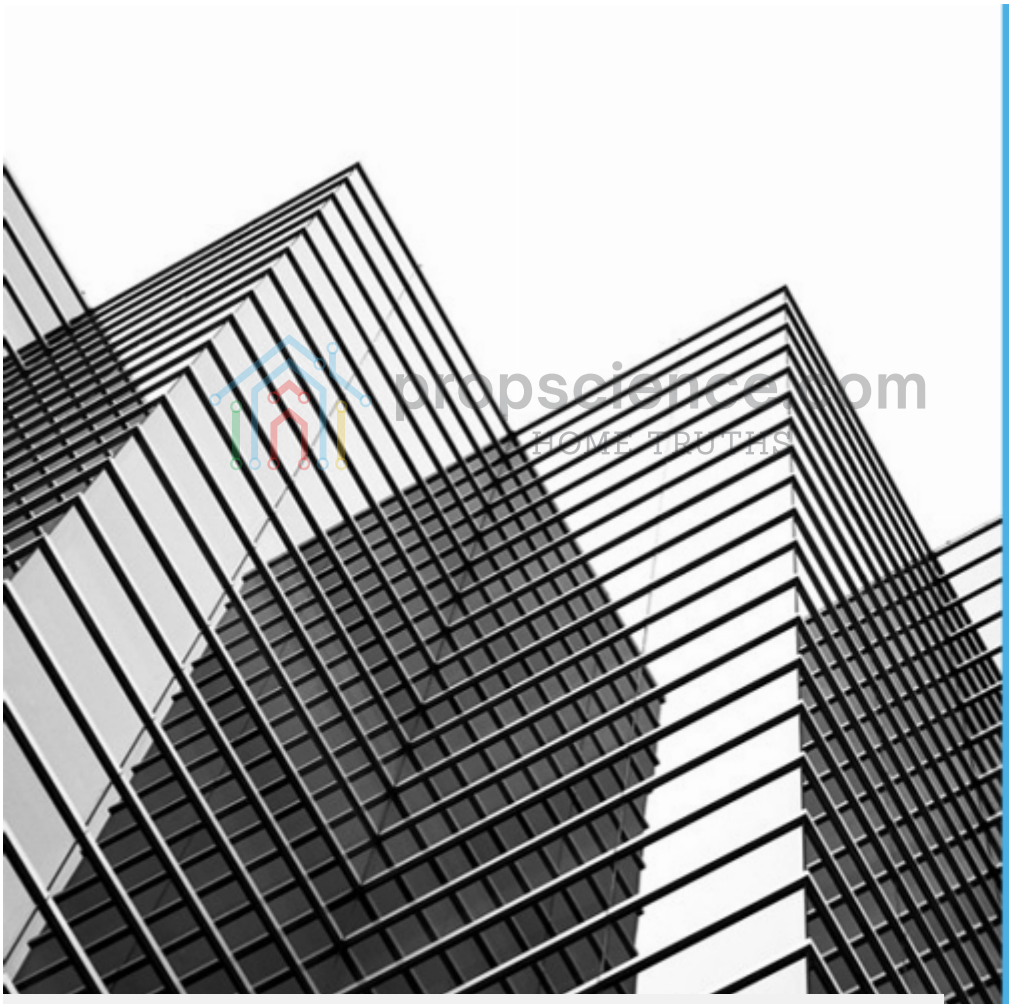
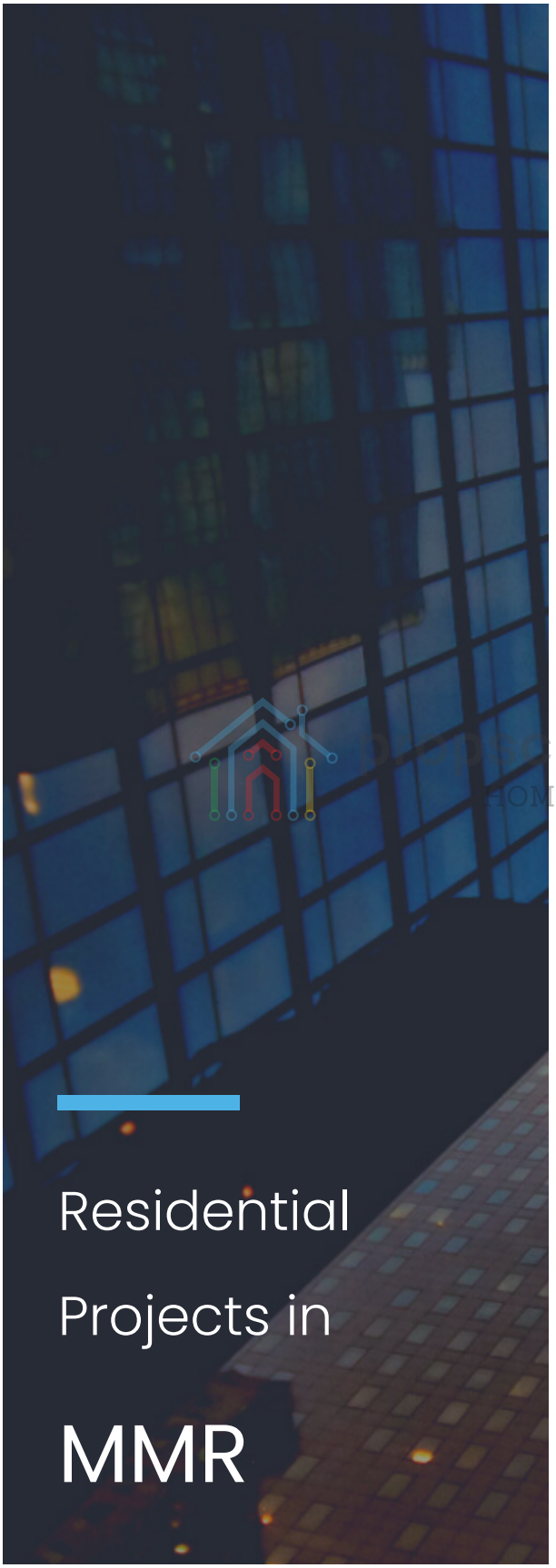
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PROP REPORT



Tata Amantra Phase 2

MahaRERA Number : P51700000308



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 Mumbai- Nasik Highway. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Kon	NA	Bhiwandi-Nizampur Municipal Corporation

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Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 109 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **34.8 Km**
- Chartered Bus **51 Mtrs**
- Kalyan Railway Station **7.5 Km**
- Nashik Highway **350 Mtrs**
- Ved Hospital **4.2 Km**
- Glory English High School **2.8 Km**
- Metro Junction Mall **7.7 Km**
- D-Mart **7.3 Km**

TATA AMANTRA PHASE 2

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2018	7	3

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TATA AMANTRA PHASE 2

BUILDER & CONSULTANTS

Established in 1984, TATA Housing is a closely held public limited company and a subsidiary of TATA Sons Private Limited. The TATA Group is a global enterprise, headquartered in India, comprising of thirty companies across ten verticals. It operates in more than 100 countries across six continents. Since 2006, TATA Housing has evolved into one of the fastest growing real estate development companies in India. With the primary business being development of properties in residential, commercial and retail sectors, the company's operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing & sales, project execution, property services and estate management. The company is recognized for its quality construction, ethical and transparent business practices, and high standards of maintenance of properties. By offering products ranging from Rs. 15 lakhs to Rs. 14 crores, the company has a diversified portfolio of more than 70 million sq. ft. under various stages of development. Besides projects under execution, there is a steady pipeline of projects of over 19 million sq. ft.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

TATA AMANTRA PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st March, 2018	20895.50 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Steam Room,Sauna
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone

TATA AMANTRA PHASE 2

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
C1	3	33	6	3 BHK	198
D7	3	28	6	2 BHK,3 BHK	168
A 8	3	28	4	2 BHK,3 BHK	112

A 9	3	28	4	2 BHK,3 BHK	112
A 10	3	28	4	2 BHK,3 BHK	112
A 11	3	28	4	2 BHK,3 BHK	112

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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TATA AMANTRA PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	921.27 - 968.51 sqft
3 BHK	910.73 - 926.44 sqft

2 BHK	578.89 - 793.44 sqft
2 BHK	578.89 - 676.7 sqft
3 BHK	852.41 sqft
3 BHK	852.41 sqft
2 BHK	578.89 - 676.7 sqft
2 BHK	578.89 - 676.7 sqft
3 BHK	852.41 sqft
2 BHK	578.89 - 676.7 sqft
3 BHK	852.41 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

TATA AMANTRA PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 10450.21	INR 8908500	INR 9353925 to 10628100
2 BHK	INR 10450.22	INR 6050000	INR 6352500 to 8706600

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

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	Time Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

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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	45
Connectivity	65
Infrastructure	50
Local Environment	70
Land & Approvals	62
Project	77
People	56
Amenities	64
Building	78
Layout	56
Interiors	55
Pricing	30
Total	**59/100**

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TATA AMANTRA PHASE 2

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