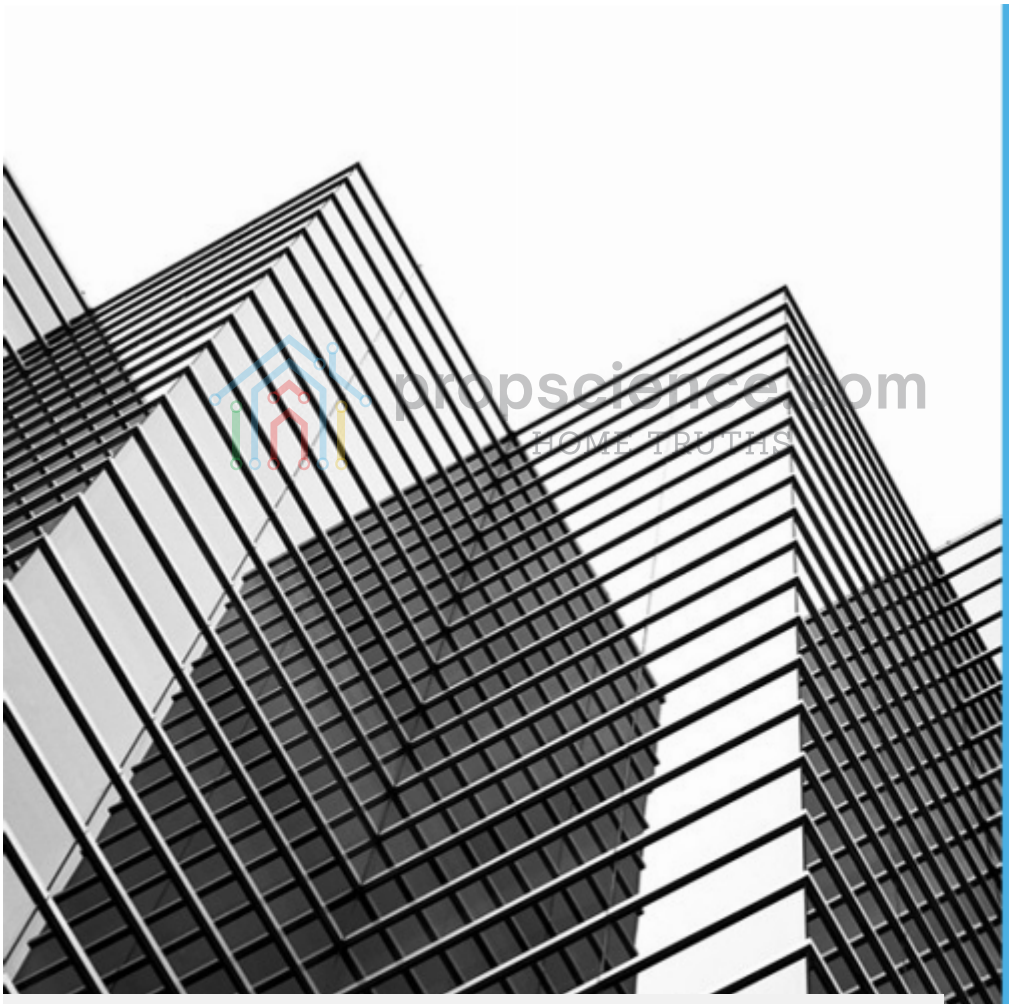
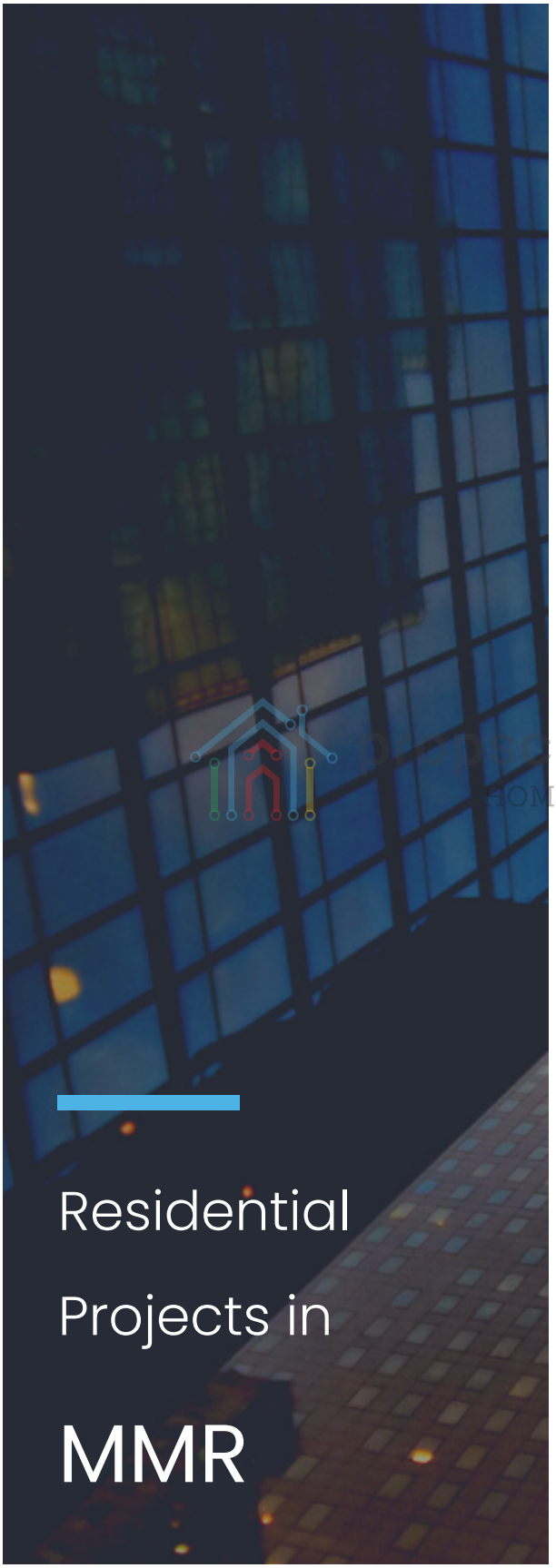
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PROP REPORT



Luiza Tomeena Heights

MahaRERA Number : P99000008748



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.

Propscience.com HOME TRUTHS

LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

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HOME TRUTHS

- International Airport **43.5 Km**
- Vasai Road Railway Station **3.0 Km**
- Platinum Hospital **3.6 Km**
- St.Augustine's High School **5.2 Km**
- D'Mart **3.2 Km**

LUIZA TOMEENA HEIGHTS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints

NA	NA	1

LUIZA TOMEENA HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

LUIZA TOMEENA HEIGHTS

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HOME TRUTHS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	1970 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

LUIZA TOMEENA HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tomeena Heights	2	8	8	1 BHK,2 BHK,3 BHK	64

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HOME TRUTHS

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

LUIZA TOMEENA HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	270 - 394 sqft
2 BHK	530 sqft
3 BHK	1162 sqft

Floor To Ceiling Height	NA
Views Available	NA

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HOME TRUTHS

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 1863000 to 2718600
2 BHK	--	--	INR 3657000
3 BHK	--	--	INR 80178000

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HOME TRUTHS

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

GST	Stamp Duty	Registration
5%	4%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

LUIZA TOMEENA HEIGHTS

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.

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Category	Score
Place	63
Connectivity	48
Infrastructure	42
Local Environment	30

Land & Approvals	44
Project	55
People	39
Amenities	36
Building	53
Layout	43
Interiors	53
Pricing	30
Total	**45/100**

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HOME TRUTHS

LUIZA TOMEENA HEIGHTS

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