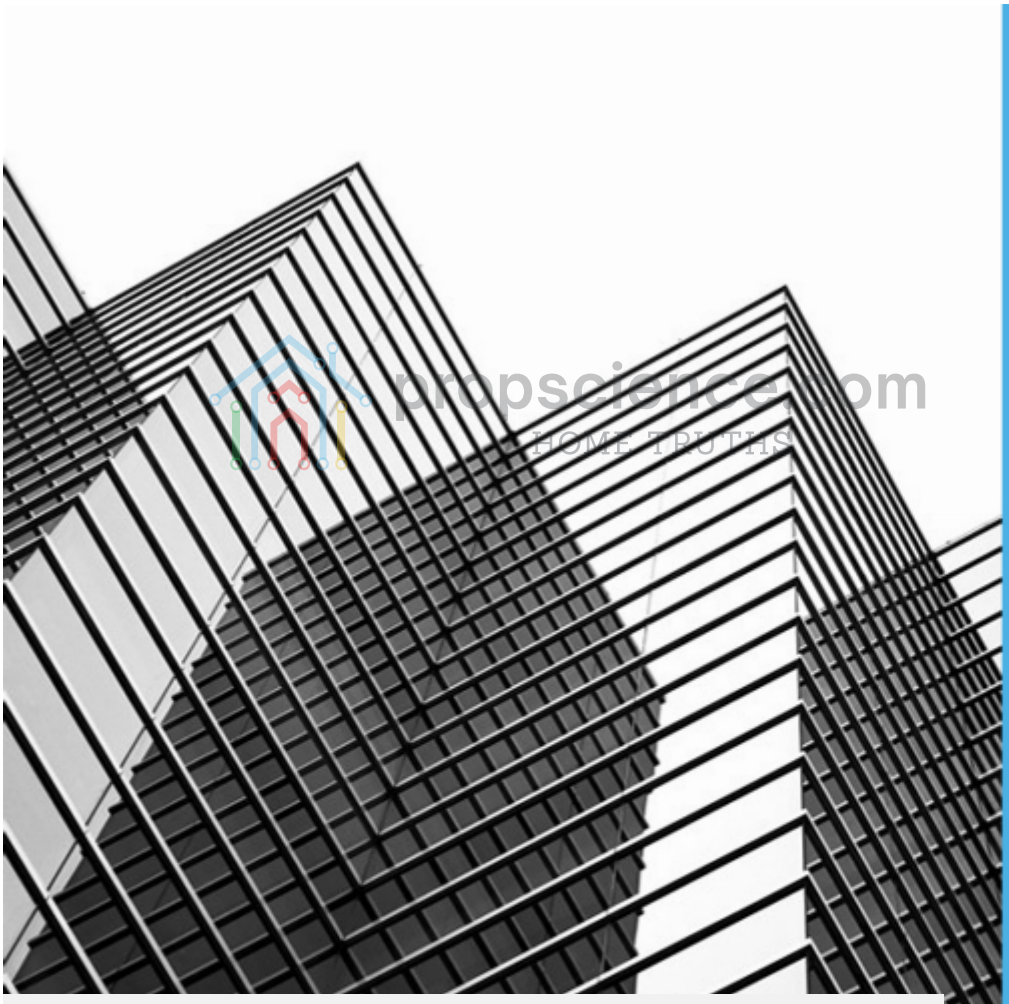
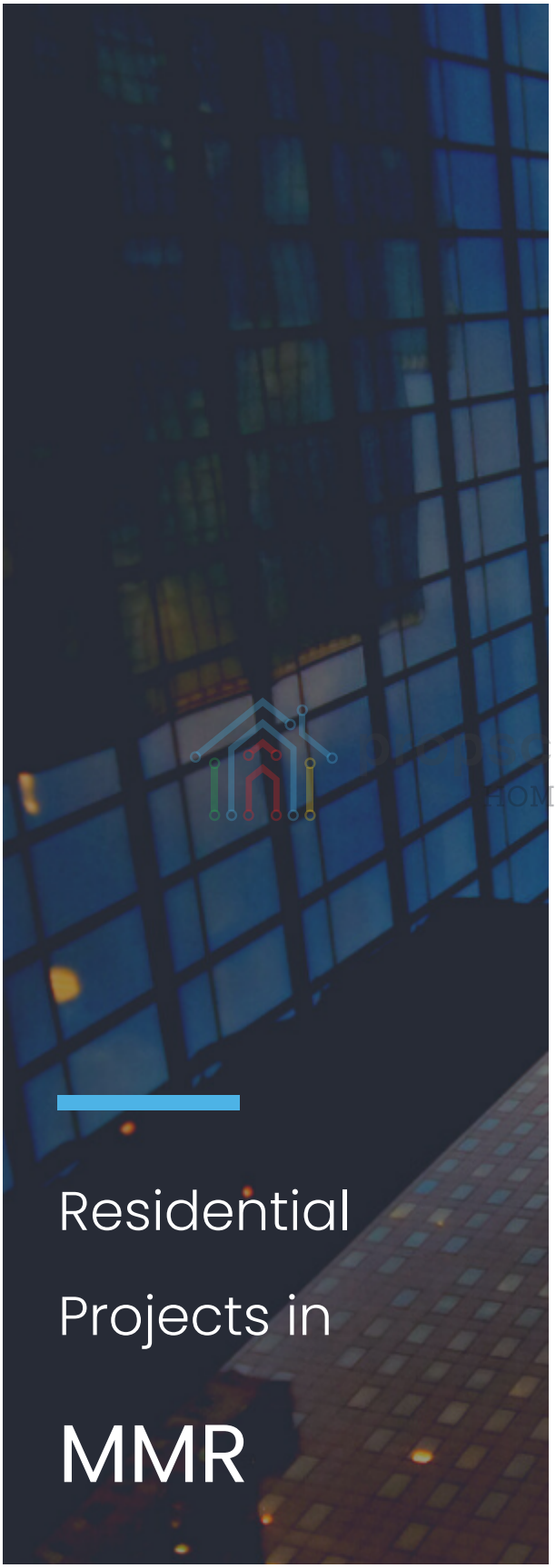
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# PROP REPORT




**Rosa Manhattan Phase 1**

MahaRERA Number : P51700001707



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 Patlipada. Patlipada, formerly a village, is now part of the town of Thane. It has residential complexes and is the official residence of the Thane City Commissioner. is located on Ghodbunder Road, 6-7 km from Thane Station. Patlipada has a predominantly Maharashtrian communities along with sizable populations of North Indians, South Indians, Sindhis, Gujaratis, and Marwaris. Thane Municipal Transport (TMT), Brihanmumbai Electric Supply and Transport (BEST), MiraBhayandar Municipal Transport (MBMT) and MSRTC (State Transport) provide public bus services to the region. An automated metered rickshaw is available for travel within the city, as are regular taxis and air-conditioned taxis. Patlipada has good schools that offer classes in English and vernacular languages.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | NA | NA |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **27.9 Km**
- Thane Railway Station **9.3 Km**
- Vedant Hospital **3.0 Km**
- DAV Public School **4.7 Km**
- Viviana Mall **6.7 Km**
- D Mart **2.0 Km**

ROSA MANHATTAN PHASE 1

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| NA | 7 | 1 |

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ROSA MANHATTAN PHASE 1

# BUILDER & CONSULTANTS

The ROSA Group is a construction company that was one of the first to design integrated master-planned communities. The landmark assets in Thane highlight ROSA's world-class project development capabilities. The Group, as an institution, represents the same qualities as its symbol, personifying trust and dependability via superior performance, on-time delivery, and outstanding customer service, and always responding to the needs of the people. ROSA GROUP VISION - To be known as Thane and Mumbai's premier construction firm, delivering each project to the greatest possible level, with enthusiasm and professionalism. MISSION OF THE ROSA GROUP - To deliver the greatest degree of quality construction services to their clients at fair and market-competitive costs.They are currently working on a number of projects in Thane. Rosa Royale, Rosa Elite, Rosa Bella, Rosa Gardenia, and Rosa Classic are just a handful of them. There's even one commercial project called Rosa Vista and a few prospective projects like Rosa Oasis.

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| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

ROSA MANHATTAN PHASE 1

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|

| | | |
|---|---|---|
| Completed on 30th December, 2021 | 12785.46 Sqmt | 2 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Badminton Court,Basketball Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| **Leisure** | Amphitheatre,Steam Room,Sauna,Spa,Library / Reading Room,Pet Friendly,Sit-out Area |
| **Business & Hospitality** | Banquet Hall,Visitor's Room,Clubhouse |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

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ROSA MANHATTAN PHASE 1

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Bronx | 4 | 33 | 6 | 2 BHK,3 BHK | 198 |

| | |
|---|---|
| **First Habitable Floor** | 4th |

## Services & Safety

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

ROSA MANHATTAN PHASE 1

# FLAT INTERIORS

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| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 667 sqft |
| 3 BHK | 897 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **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 |

ROSA MANHATTAN PHASE 1

## COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | -- | -- | INR 11899300 |
| 3 BHK | -- | -- | INR 16002500 |

**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,ICICI Bank,IDBI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

**Transaction History**

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

ROSA MANHATTAN PHASE 1

# 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 | 63 |
| Connectivity | 15 |
| Infrastructure | 70 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 70 |
| People | 46 |
| Amenities | 76 |
| Building | 53 |
| Layout | 45 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 50/100 |

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