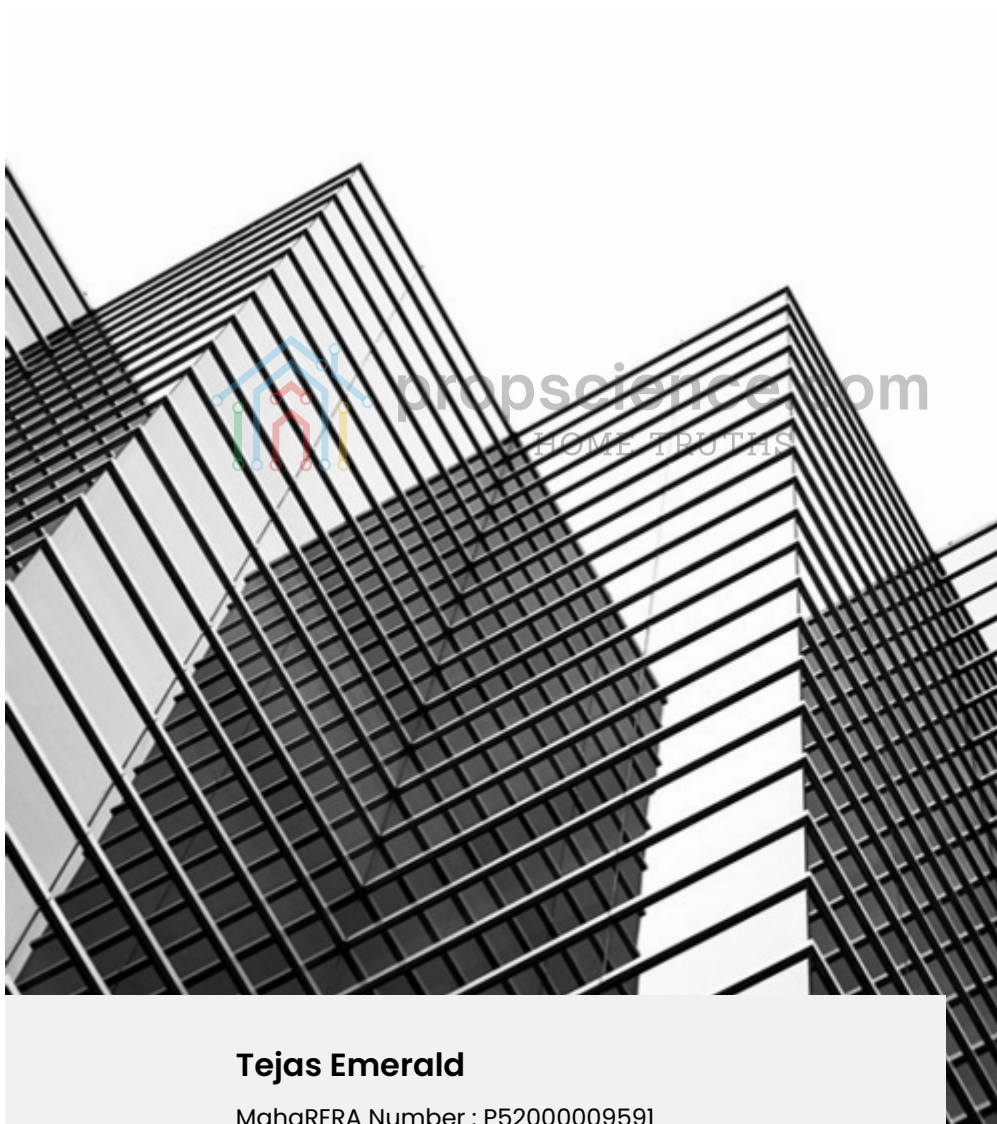


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# PROP REPORT



**Tejas Emerald**

MahaRERA Number : P52000009591



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.

## LOCATION

Post Office	Police Station	Municipal Ward
NA	Ulwe police station	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **38.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **38 Km**
- Bamandongari railway station **1 Km**
- Galaxy Hospital **800 Mtrs**
- Indian Model School **900 Mtrs**
- Seawoods Grand Central Mall **7 Km**
- Reliance SMART POINT **500 Mtrs**

## LAND & APPROVALS

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

NA

NA

1

TEJAS EMERALD

## BUILDER & CONSULTANTS

Tejas Builders and Developers is a Mumbai-based real estate development company. The portfolio of the company includes residential projects in Mumbai. Mr. Sangram Patil, the founder of the company, is a first-generation developer and an entrepreneur. Tejas Builders & Developers has developed a number of successful projects at and around Navi Mumbai and earned a reputation of a quality colonizer.

**Project Funded By**

**Architect**

**Civil Contractor**



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HOMNATRUTHS

NA

TEJAS EMERALD

## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

Completed on 31st December, 2019

1300 Sqmt

2 BHK,2.5 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tejas Emerald	2	12	3	2 BHK,3 BHK	36
<b>First Habitable Floor</b>					1st

### Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	495 sqft
3 BHK	645 sqft

Floor To Ceiling Height	NA
Views Available	NA



Views Available

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HOME TRUTHS

Flooring	Vitrified 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
2 BHK	INR 19767.68	INR 9785000	INR 10300000
3 BHK	INR 18410.85	INR 11875000	INR 12500000

**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 300000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,PNB Housing Finance Ltd

## Transaction History

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

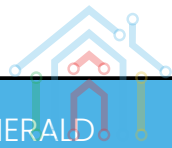
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# PROJECT PROPSCORE

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	HOME TRUTHS 73
Connectivity	48
Infrastructure	72
Local Environment	30
Land & Approvals	36
Project	55

<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>



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HOME TRUTHS

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