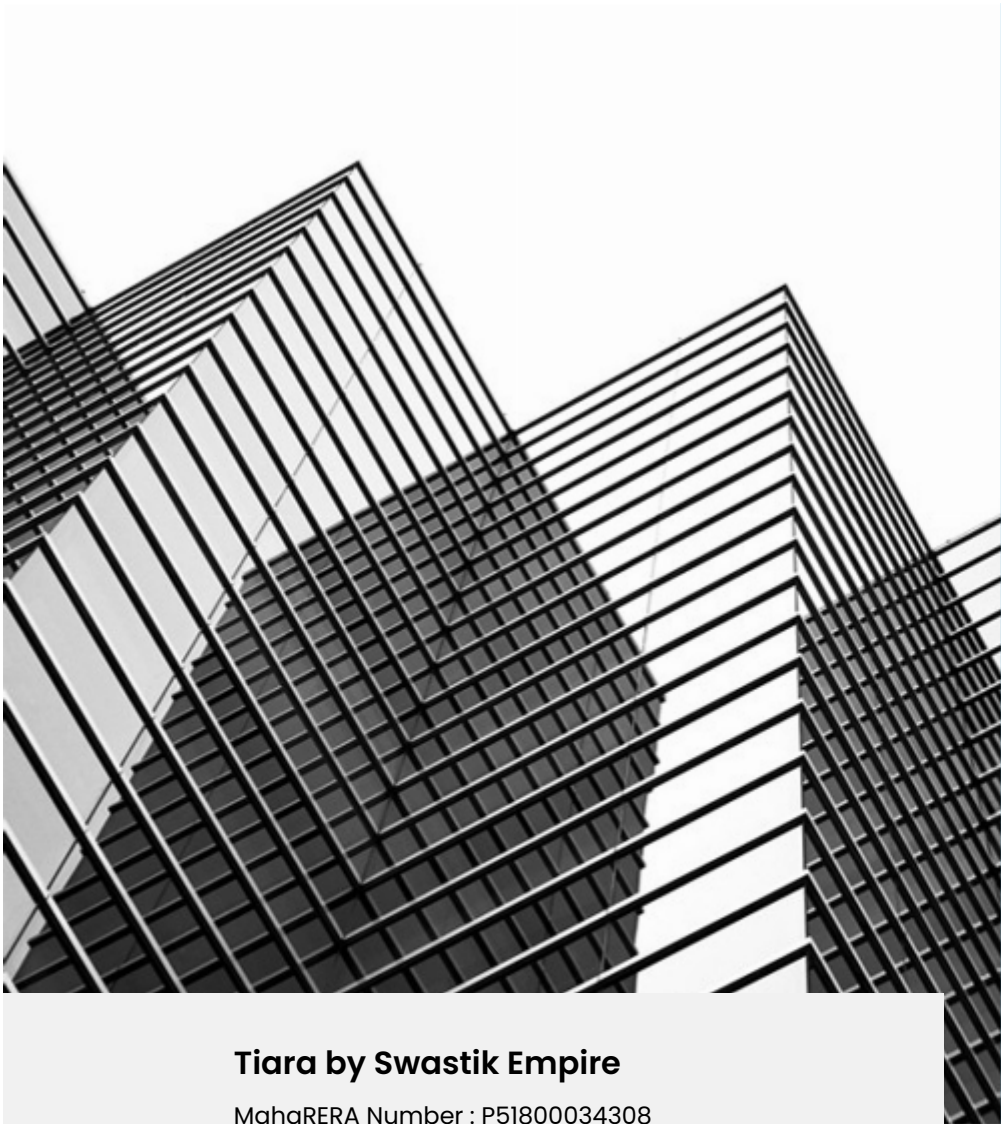


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# PROP REPORT



**Tiara by Swastik Empire**

MahaRERA Number : P51800034308



# 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

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Pant Nagar  | NA             | Ward N         |

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 303 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.3 Km**
- Ganesh Mandir Bus Stop **400 Mtrs**
- Vivo Ghatkopar Metro Station **1.1 Km**
- Ghatkopar Railway Station **450 Mtrs**
- Eastern Express Highway **4.1 Km**
- Parakh Hospital **1.3 Km**
- P G Garodia School (ICSE) School **1.2 Km**
- R Odeon Mall **400 Mtrs**
- R City Mall **3.2 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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

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## PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2025 | 0.25 Acre | 2 BHK,3 BHK |

## Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Jogging Track,Kids Play Area,Gymnasium                                   |
| Leisure                | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area |
| Business & Hospitality | Multipurpose Hall  |
| Eco Friendly Features  | Rain Water Harvesting,Charging Ports - Electrical Cars                   |

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## BUILDING LAYOUT

| Tower Name              | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Tiara by Swastik Empire | 3               | 15           | 5               | 2 BHK,3 BHK    | 75             |
| First Habitable Floor   |                 |              |                 | 3rd Floor      |                |

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff

- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 796 – 798 sqft    |
| 3 BHK         | 1011 – 1216 sqft  |

|                         |                       |
|-------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available         | Road View / No View   |

|                              |    |
|------------------------------|----|
| Flooring                     | NA |
| Joinery, Fittings & Fixtures | NA |
| Finishing                    | NA |

|              |    |
|--------------|----|
| HVAC Service | NA |
| Technology   | NA |
| White Goods  | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 18706000 to 18753000 |
| 3 BHK         | --            | --              | INR 23758500 to 28576000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |

|    |    |    |
|----|----|----|
| NA | NA | NA |
|----|----|----|

|                            |   |
|----------------------------|---|
| <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> | HDFC Bank,Kotak 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.

|                 |              |
|-----------------|--------------|
| <b>Category</b> | <b>Score</b> |
| <b>Place</b>    | 55           |

|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 73            |
| <b>Infrastructure</b>       | 78            |
| <b>Local Environment</b>    | 63            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 69            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 30            |
| <b>Pricing</b>              | 50            |
| <b>Total</b>                | <b>56/100</b> |

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