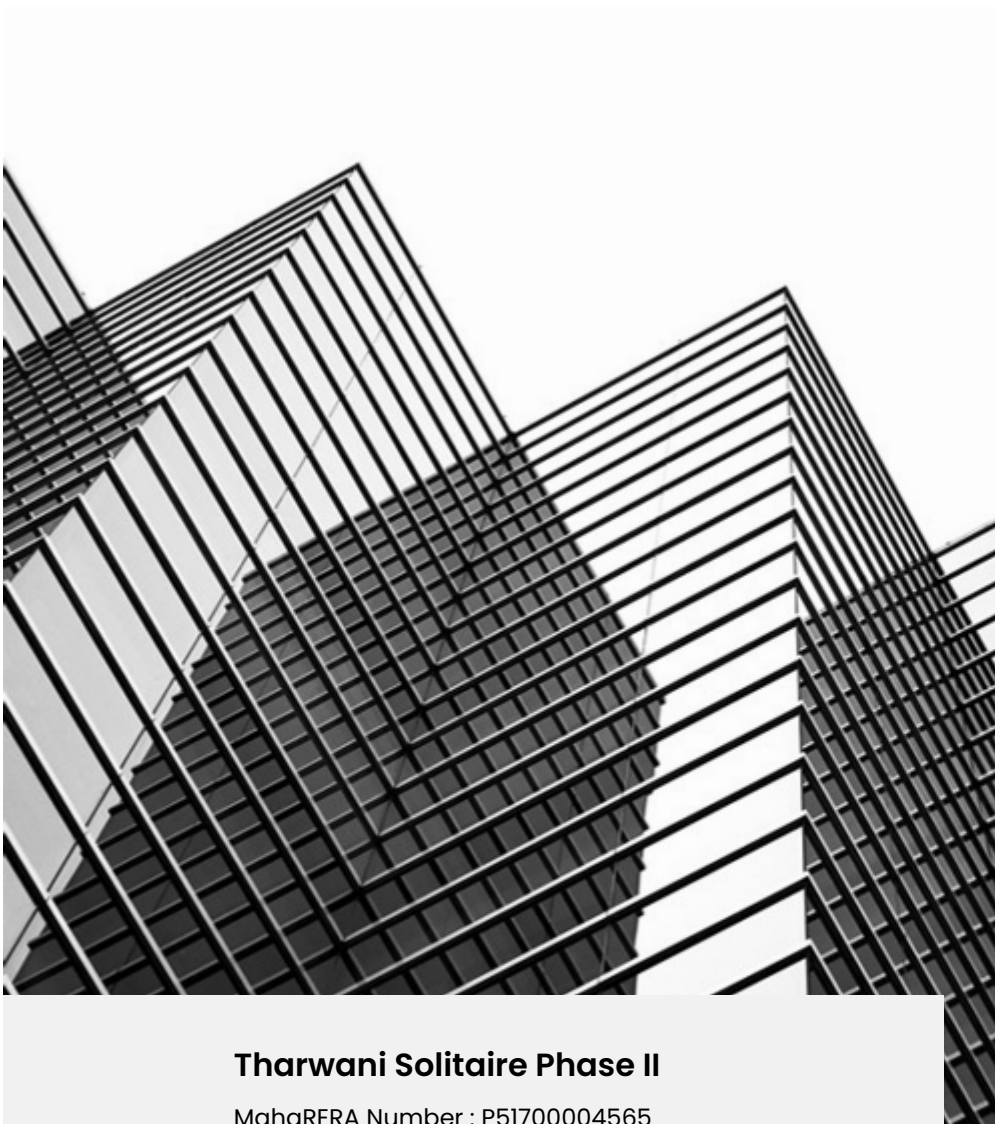


propscience.com

PROP REPORT



Tharwani Solitaire Phase II

MahaRERA Number : P51700004565



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.

THARWANI SOLITAIRE

PHASE II

LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Ulhasnagar Railway Station **5.9 Km**
- Holy Cross Hospital **4.4 Km**
- Century Rayon High School **1.1 Km**
- Metro Junction Mall **9.1 Km**

THARWANI SOLITAIRE

PHASE II

LAND & APPROVALS

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

THARWANI SOLITAIRE
PHASE II

BUILDER & CONSULTANTS

Under the competent guidance of its Chairman and Managing Director, Mr. Mahesh Agarwal, the Regency Group has effectively created a place in the hearts of the connoisseurs of luxury. They have developed over 13 million square feet, completed over 20 projects, and built over 17,000 homes based on their solid and strong moral fibre. Regency Group has projects in Dombivali, Kalyan, Kharghar, Thane, Pune, and Lonavala, among other places. Their main goal is to establish confidence by maintaining efficiency and openness, as well as a distinct architectural style and a unique approach to consumer needs.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

THARWANI SOLITAIRE
PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 29th October, 2020	19970 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Swimming Pool,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Library / Reading Room,Temple
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

THARWANI SOLITAIRE
PHASE II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Danburite	2	7	6	2 BHK,3 BHK	42

Emerald	2	7	4	2 BHK	28
Fluorite	2	7	4	2 BHK	28
Garnet	2	76	6	2 BHK,3 BHK	456
Ivory	2	7	4	3 BHK	28
Jade	2	7	6	2 BHK,3 BHK	42
Kyanite	2	7	4	2 BHK	28
First Habitable Floor				NA	

Services & Safety

- **Security** : Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

THARWANI SOLITAIRE
PHASE II

FLAT INTERIORS



Configuration	RERA Carpet Range
2 BHK	596.1 – 619.35 sqft
3 BHK	794.26 – 860.46 sqft
2 BHK	571 sqft
2 BHK	571 sqft
2 BHK	596.1 – 619.35 sqft
3 BHK	794.26 – 860.46 sqft
3 BHK	802 – 831.6 sqft
2 BHK	596.1 – 619.35 sqft
3 BHK	794.26 – 860.46 sqft
2 BHK	571 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

THARWANI SOLITAIRE
PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 7324.27	--	INR 4366000 to 4733000
3 BHK	INR 7642.42	--	INR 6074000 to 6576000

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

GST	Stamp Duty	Registration
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0%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

THARWANI SOLITAIRE
PHASE II

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	30
Connectivity	30
Infrastructure	44
Local Environment	30
Land & Approvals	50
Project	73
People	46
Amenities	56
Building	53
Layout	41
Interiors	38
Pricing	30
Total	43/100

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