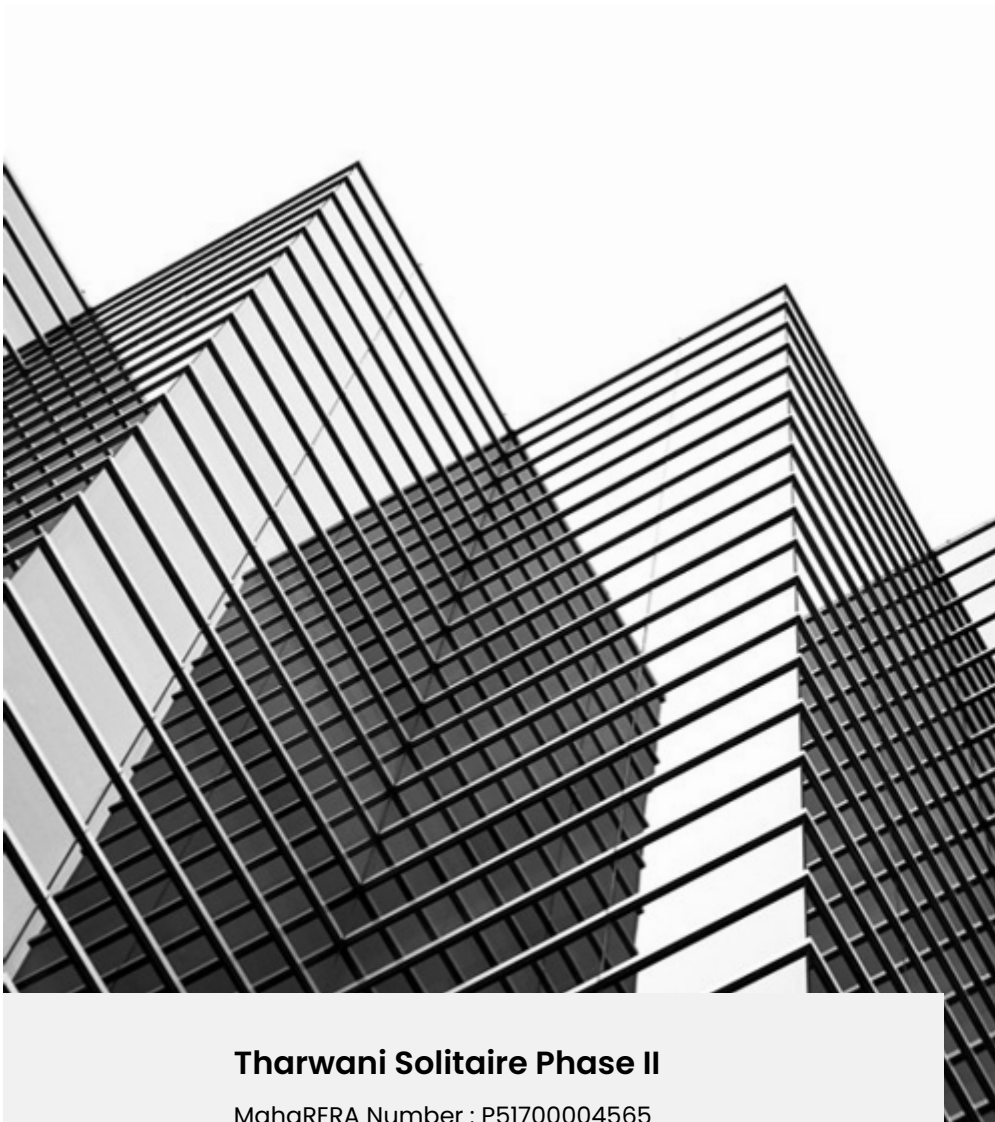


propscience.com

# 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

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	Amphitheatre,Library / Reading Room,Temple
<b>Business &amp; Hospitality</b>	Banquet Hall
<b>Eco Friendly Features</b>	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
----------	---------------------------------

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
-----	------------	--------------



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

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and

information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.