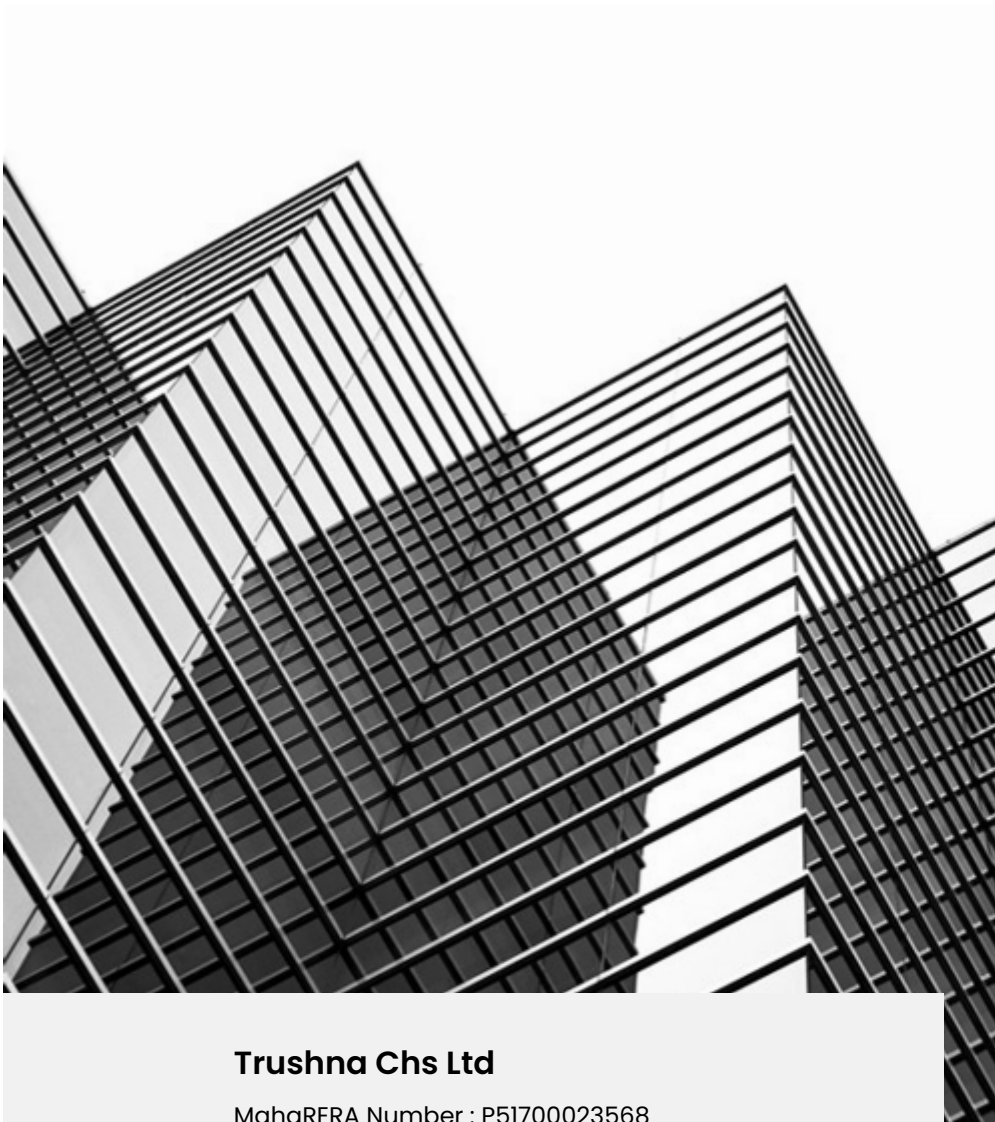


propscience.com

# PROP REPORT



**Trushna Chs Ltd**

MahaRERA Number : P51700023568



## 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 Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

Post Office	Police Station	Municipal Ward
Naupada	Thane City Police Station	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 48 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.6 Km**
- Mahapalika Bhawan **400 Mtrs**
- Thane, Station Rd, Shivaji Nagar, Thane East, Thane, Maharashtra 400601 **3.1 Km**
- Eastern Express Highway Toll Naka **3.8 Km**
- Unnati Critical Care & Intensive Coronary Care Unit **600 Mtrs**
- Saraswati Education Society's High School & Junior College, Panchpakadi, Dharamveer Nagar, Thane West, Thane, Mumbai, Maharashtra 400602 **160 Mtrs**
- Korum Mall, Eastern Express Highway, Samata Nagar, Thane West, Thane, Maharashtra **2 Km**
- Thane Super Market, Prayag Tirth Society, Veer Savarkar Marg, Naupada, Thane West, Thane, Maharashtra 400602 **800 Mtrs**

---

TRUSHNA CHS LTD

## LAND & APPROVALS

---

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

---

TRUSHNA CHS LTD

## BUILDER & CONSULTANTS

---

Project Funded By	Architect	Civil Contractor
-------------------	-----------	------------------

Axis Bank	NA	NA
-----------	----	----

TRUSHNA CHS LTD
-----------------

## PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 30th June, 2023	NA	1 BHK,2 BHK,3 BHK,Studio

### Project Amenities

Sports	Kids Play Area
Leisure	Yoga Room / Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Water Storage,Eco Friendly Paint,Solar Pannel

TRUSHNA CHS LTD
-----------------

## BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Trushna CHS LTD	2	13	4	1 BHK,2 BHK,3 BHK,Studio	52
First Habitable Floor				1st floor	

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

TRUSHNA CHS LTD

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	434 sqft
2 BHK	702 sqft

3 BHK	838 sqft
Studio	330 sqft

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

Flooring	Marble Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

TRUSHNA CHS LTD

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 4950000
1 BHK	--	--	INR 6500000
2 BHK	--	--	INR 10500000
3 BHK	--	--	INR 12600000

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

GST	Stamp Duty	Registration
6%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment



**Bank  
Approved  
Loans**

Bajaj Finance Ltd,DHFL Bank,HDFC Bank,ICICI Bank,IIFL  
Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing  
Finance Ltd

**Transaction History**

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

TRUSHNA CHS LTD

## 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	45
Connectivity	63
Infrastructure	100
Local Environment	90

<b>Land &amp; Approvals</b>	44
<b>Project</b>	64
<b>People</b>	48
<b>Amenities</b>	50
<b>Building</b>	65
<b>Layout</b>	49
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

---

TRUSHNA CHS LTD

### **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.