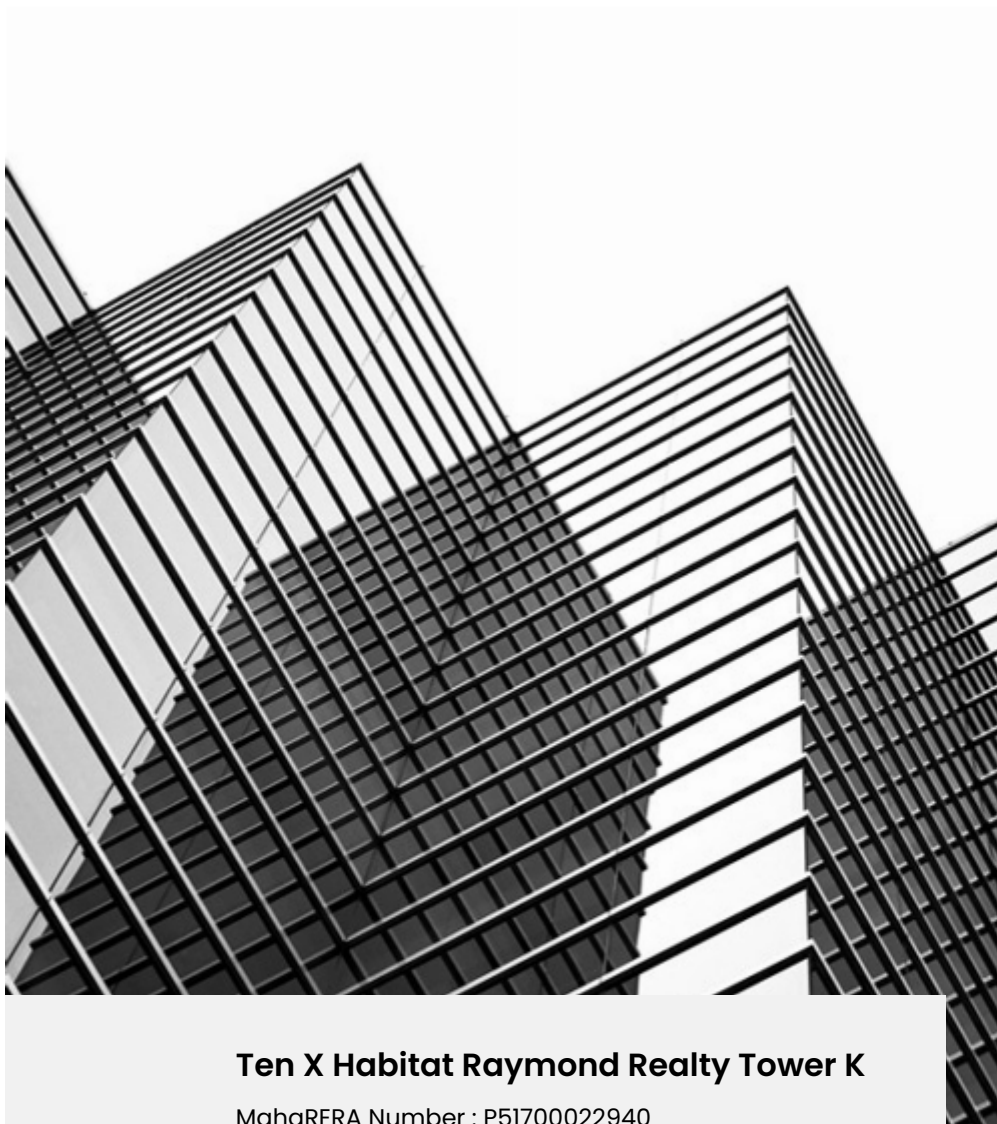


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PROP REPORT



Ten X Habitat Raymond Realty Tower K

MahaRERA Number : P51700022940



Residential
Projects in
MMR

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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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------------------|----------------|
| Jekegram | Vartaknagar Police Station | NA |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 53 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.1 Km**
- Cadbury **500 Mtrs**
- Kapurbawdi Metro Station **3.0 Km**
- Thane Railway Station **3.8 Km**
- Eastern Expressway Highway **500 Mtrs**
- Jupiter Hospital **1.3 Km**
- Smt. Sulochanadevi Singhanian School, **300 Mtrs**
- Viviana Mall **1.0 Km**
- Big Bazaar Viviana Mall **1.0 Km**

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REALTY TOWER K

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 2022 | 8 | 2 |

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BUILDER & CONSULTANTS

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

Axis Bank

NA

NA

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------------------------------|----------|------------|
| Completed on 30th September, 2025 | 620 Sqmt | 1 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Landscaped Gardens,Water Storage,Eco Friendly Paint,STP Plant |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Tower K | 5 | 44 | 8 | 1 BHK | 352 |
| First Habitable Floor | | | | 3rd | |

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

1 BHK

383 - 407 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

| | |
|---|---|
| Flooring | Vitrified Tiles, 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, Laminated flush doors, Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Home Automation, Optic Fiber Cable |
| White Goods | NA |

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REALTY TOWER K

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | -- | -- | INR 10700000 to 11396000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 1% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 500000 | INR 0 |

| | |
|----------------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| October 2022 | 564 | NA | INR 13803099 | INR 21500.15 |
| October 2022 | 567 | NA | INR 13222522 | INR 20531.87 |
| October 2022 | 642 | NA | INR 7926079 | INR 20640.83 |
| September 2022 | 645 | NA | INR 12398472 | INR 21983.11 |
| September 2022 | 646 | NA | INR 11549688 | INR 20369.82 |
| September 2022 | 642 | NA | INR 12687867 | INR 19763.03 |
| September 2022 | 645 | NA | INR 7992979 | INR 20978.95 |
| September 2022 | 381 | NA | INR 12998497 | INR 20121.51 |

| | | | | |
|---------------------------|-----|----|--------------|--------------|
| September 2022 | 618 | NA | INR 12865867 | INR 20040.29 |
| September 2022 | 627 | NA | INR 14114827 | INR 21883.45 |
| September 2022 | 646 | NA | INR 12916942 | INR 20766.79 |
| September 2022 | 642 | NA | INR 11915688 | INR 21015.32 |
| September 2022 | 516 | NA | INR 14390784 | INR 23286.06 |
| September 2022 | 622 | NA | INR 14338327 | INR 22229.96 |
| September 2022 | 645 | NA | INR 12915059 | INR 20598.18 |
| September 2022 | 567 | NA | INR 12909497 | INR 19983.74 |
| September 2022 | 567 | NA | INR 12730497 | INR 19706.65 |
| September 2022 | 644 | NA | INR 13356745 | INR 20804.9 |

| | | | | |
|---------------------------|-----|----|--------------|--------------|
| September 2022 | 646 | NA | INR 10360044 | INR 20077.6 |
| September 2022 | 646 | 15 | INR 13802327 | INR 21398.96 |

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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 | 73 |
| Connectivity | 83 |
| Infrastructure | 100 |
| Local Environment | 100 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 62 |
| Project | 76 |
| People | 55 |
| Amenities | 62 |
| Building | 68 |
| Layout | 53 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 69/100 |

TEN X HABITAT RAYMOND
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