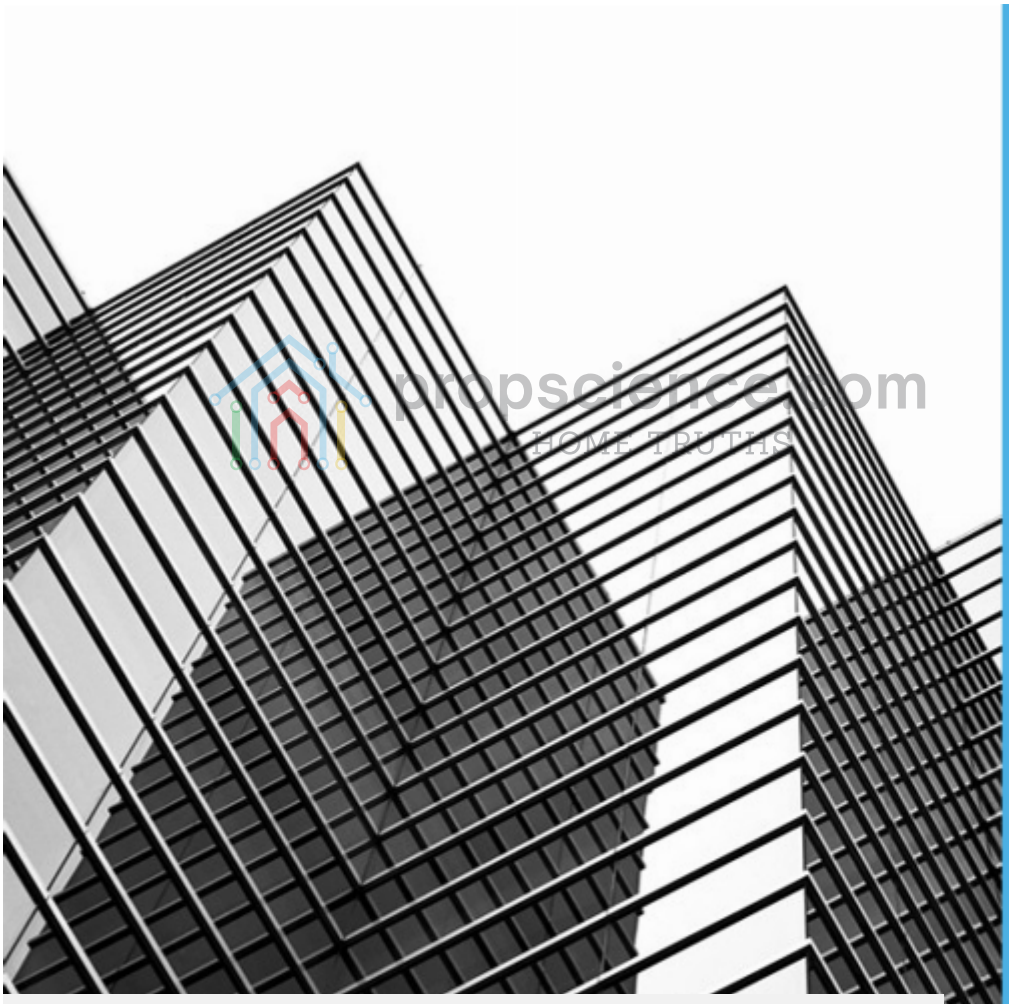
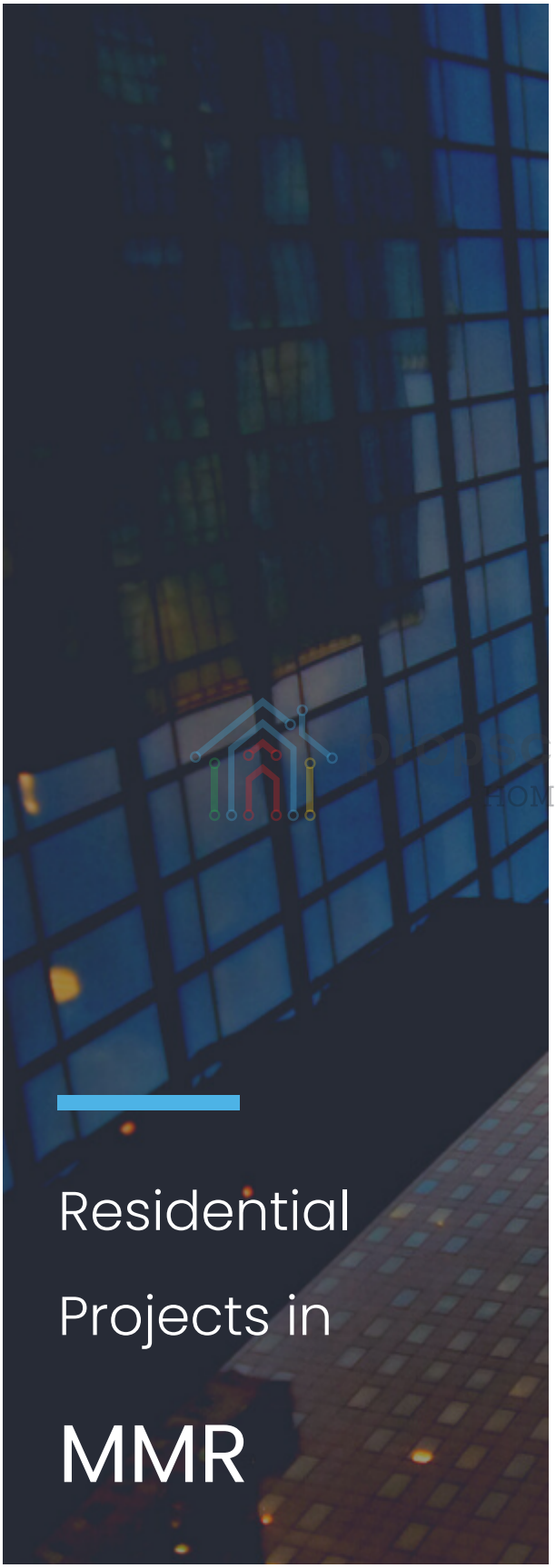
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PROP REPORT



Ekta Tripolis Phase 1

MahaRERA Number : P51800000947



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.

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LOCATION

The project is in Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar Iii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	Goregaon West Police Station	Ward P South

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.3 Km**
- Goregaon Railway Station **1.6 Km**
- RMS Multispeciality Hospital & ICU/ICCU, A wing; Shop no-1,2,51 & Office no- 1,2,26,27; Pooja Enclave, DP Rd, opp. Ganesh Nagar, near Atharva College, Kandivali West, Mumbai, Maharashtra 400067 **6.9 Km**
- Vibgyor High School **1.3 Km**
- Inorbit Mall **3 Km**
- Gala Super Market, Best Colony, Motilal Nagar Circle, No 1, Rd Number 6, Siddharth Nagar, Goregaon West, Mumbai, Maharashtra 400104 **300 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	4

EKTA TRIPOLIS PHASE 1

BUILDER & CONSULTANTS

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Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

EKTA TRIPOLIS PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 29th June, 2022	2821.83 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Senior Citizen Zone
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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EKTA TRIPOLIS PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	36	6	2 BHK,3 BHK	216
Wing B	5	36	6	2 BHK,3 BHK	216

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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EKTA TRIPOLIS PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	698 - 760 sqft
3 BHK	836 - 893 sqft

2 BHK	698 - 760 sqft
3 BHK	836 - 893 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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EKTA TRIPOLIS PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 19800000
3 BHK	--	--	INR 23300000

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	INR 0	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	IIFL Bank,Indialbulls Home Loans

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.
November 2021	1030	32	INR 30357000	INR 29472.81553
October 2021	727	24	INR 20948250	INR 28814.64924
October 2021	852	28	INR 21927850	INR 25736.91315
October 2021	861	35	INR 22350000	INR 25958.18815
October 2021	1030	19	INR 20030960	INR 19447.53398
August 2021	1030	1	INR 20000000	INR 19417.47573
August 2021	727	28	INR 14766921	INR 20312.13343
August 2021	1020	6	INR 18640000	INR 18274.5098

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July 2021	861	20	INR 14886050	INR 17289.25668
June 2021	861	28	INR 20100000	INR 23344.94774
June 2021	852	29	INR 20351448	INR 23886.67606
June 2021	1030	25	INR 25253524	INR 24517.98447
June 2021	861	30	INR 22762300	INR 26437.04994
May 2021	861	20	INR 22068032	INR 25630.69919
April 2021	861	22	INR 21394181	INR 24848.06156
April 2021	1030	34	INR 24119600	INR 23417.08738
April 2021	1192	12	INR 25523840	INR 21412.61745
April 2021	727	31	INR 18033900	INR 24805.91472

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April 2021	1030	12	INR 23618984	INR 22931.05243
March 2021	998	18	INR 18877984	INR 18915.81563

EKTA TRIPOLIS PHASE 1

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.

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Category	Score
Place	55
Connectivity	48
Infrastructure	72
Local Environment	30
Land & Approvals	62

Project	58
People	56
Amenities	78
Building	53
Layout	48
Interiors	53
Pricing	30
Total	**54/100**

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EKTA TRIPOLIS PHASE 1

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