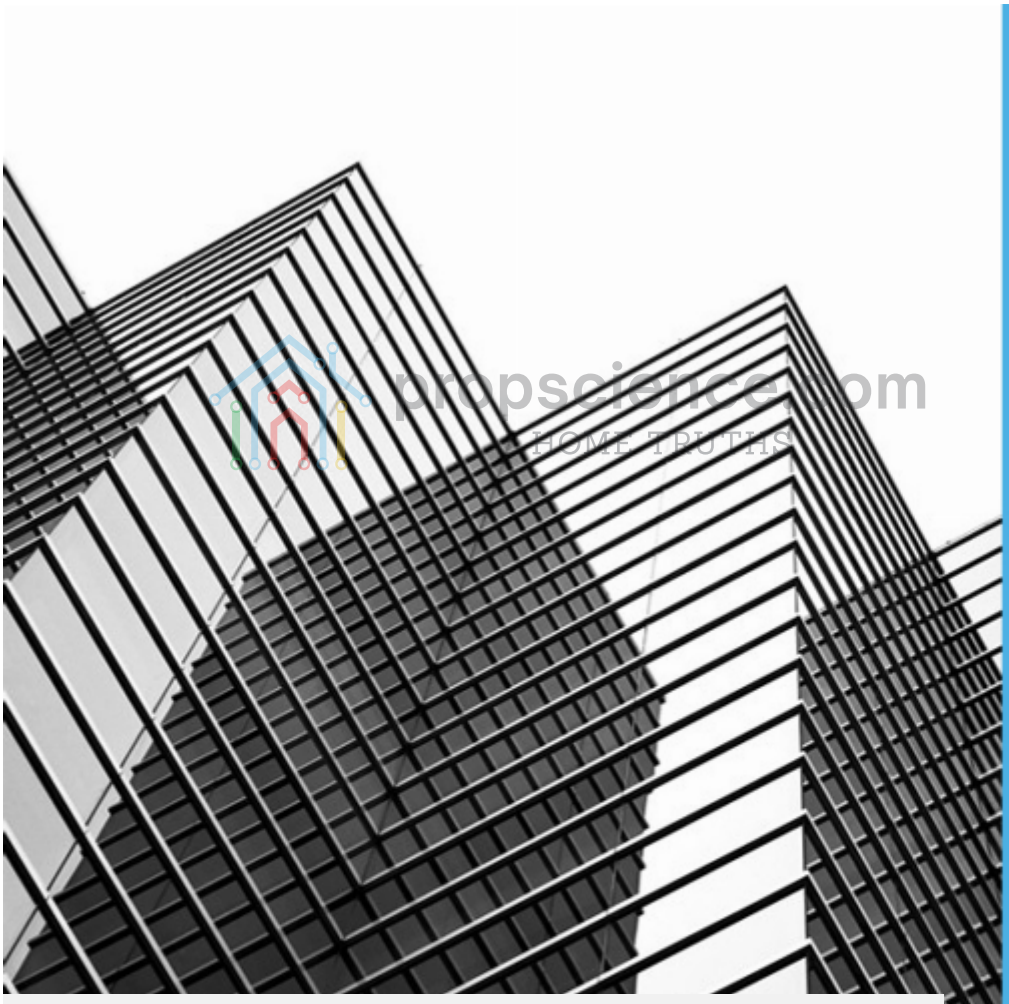
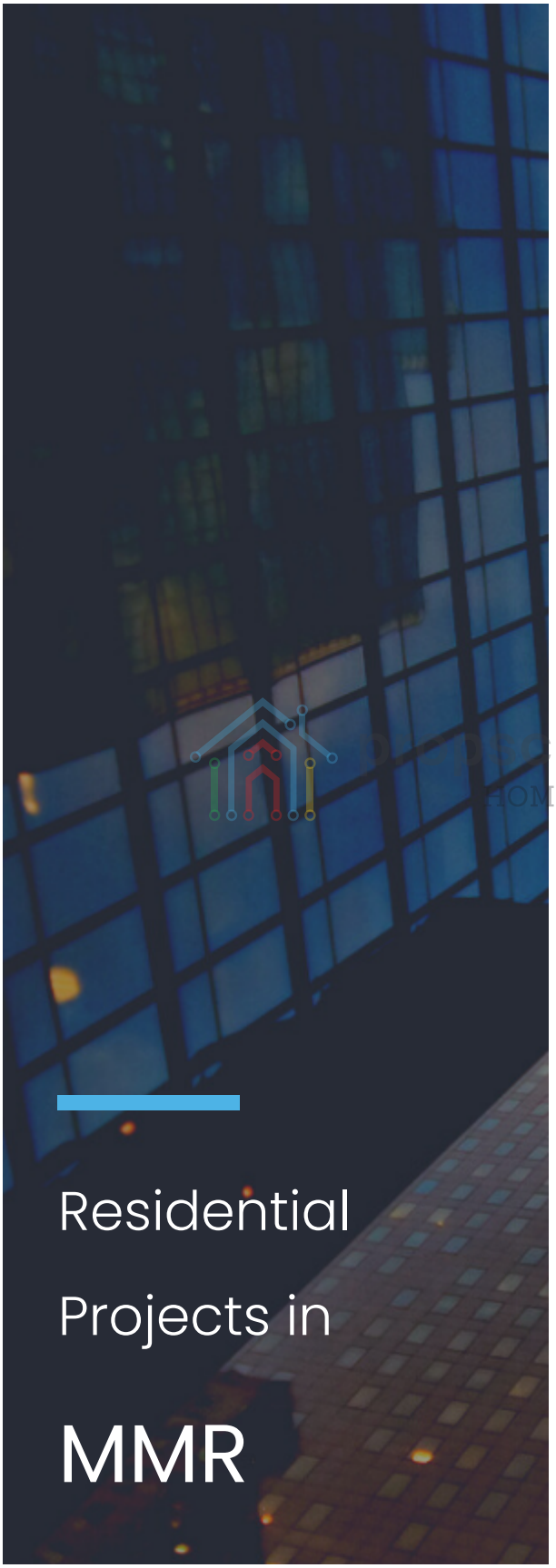
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PROP REPORT



Transcon Triumph Tower 2

MahaRERA Number : P51800027978



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Juhu PO	Andheri Police Station	Ward K West

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **8.70 Km**
- Chhatrapati Shivaji Maharaj International Airport **8.20 Km**
- Andheri Station - West **3.50 Km**
- Kokilaben Dhirubhai Ambani Hospital OPD Centre: Sports Medicine, Kokilaben Dhirubhai Ambani Hospital, 6th Floor, Four Bungalows, Andheri West **1.80 Km**
- Jankidevi School Rd, SV Patel Nagar, Andheri West, **2.00 Km**
- Infinity Mall, Andheri West, Phase D, Shastri Nagar, Andheri West, **600 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

TRANSCON TRIUMPH TOWER 2

BUILDER & CONSULTANTS

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Transcon was founded in 2010 by Dharmendra Arvindbhai and Kirti Kedia with the aim to bring together modernism, heritage, comfort, creativity, and an unfathomable experience. They are responsible for analytics, design, investment, finance, construction, and management as a multi-functional corporation. Their expanding residential projects have succeeded to influence everyone who wants to purchase a property in the preferred area while improving people's lifestyles. Their projects are located in the prominent locations of Andheri, Malad, Mulund, Santacruz, Bandra, and Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

TRANSCON TRIUMPH TOWER 2

PROJECT & AMENITIES

Time Line	Size	Typography
2025 Ready to move	2.80 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone
Business & Hospitality	Barbeque Pit,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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TRANSCON TRIUMPH
TOWER 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Transcon Triumph Tower 2	4	41	3	1 BHK,2 BHK,3 BHK	123

First Habitable Floor	7 th

Services & Safety

- **Security :** Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

TRANSCON TRIUMPH TOWER 2

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	395 - 441 sqft
2 BHK	515 - 650 sqft
3 BHK	860 - 902 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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TRANSCON TRIUMPH TOWER 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	INR 27664.4	INR 11700000	INR 11700000 to 12200000
2 BHK	INR 29538.46	INR 15300000	INR 15300000 to 19200000
3 BHK	INR 31976.74	INR 27500000	INR 27500000

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

GST	Stamp Duty	Registration
5%	6%	INR 1
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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

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	708	2	INR 29463830	INR 41615.58
October 2022	948	2	INR 39255319	INR 41408.56
October 2022	993	NA	INR 18654787	INR 18786.29
October 2022	993	NA	INR 19080319	INR 19214.82
October 2022	708	2	INR 27872340	INR 39367.71
October 2022	708	2	INR 28463830	INR 40203.15
October 2022	725	28	INR 19684209	INR 27150.63

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October 2022	948	1	INR 40917021	INR 43161.41
October 2022	708	1	INR 29144681	INR 41164.8
October 2022	708	1	INR 27659574	INR 39067.19
October 2022	948	1	INR 39042553	INR 41184.13
October 2022	659	1	INR 24593617	INR 37319.6
October 2022	708	1	INR 27127660	INR 38315.9
October 2022	948	1	INR 38020213	INR 40105.71
October 2022	948	2	INR 39042553	INR 41184.13
September 2022	858	NA	INR 26600000	INR 31002.33
September 2022	948	1	INR 37094681	INR 39129.41

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September 2022	708	1	INR 22821277	INR 32233.44
September 2022	659	2	INR 23404255	INR 35514.8
September 2022	993	8	INR 17400000	INR 17522.66

TRANSCON TRIUMPH TOWER 2

PROJECT PROPSCORE

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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	65
Connectivity	23
Infrastructure	66

Local Environment	30
Land & Approvals	50
Project	60
People	46
Amenities	42
Building	53
Layout	40
Interiors	45
Pricing	30
Total	**46/100**

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