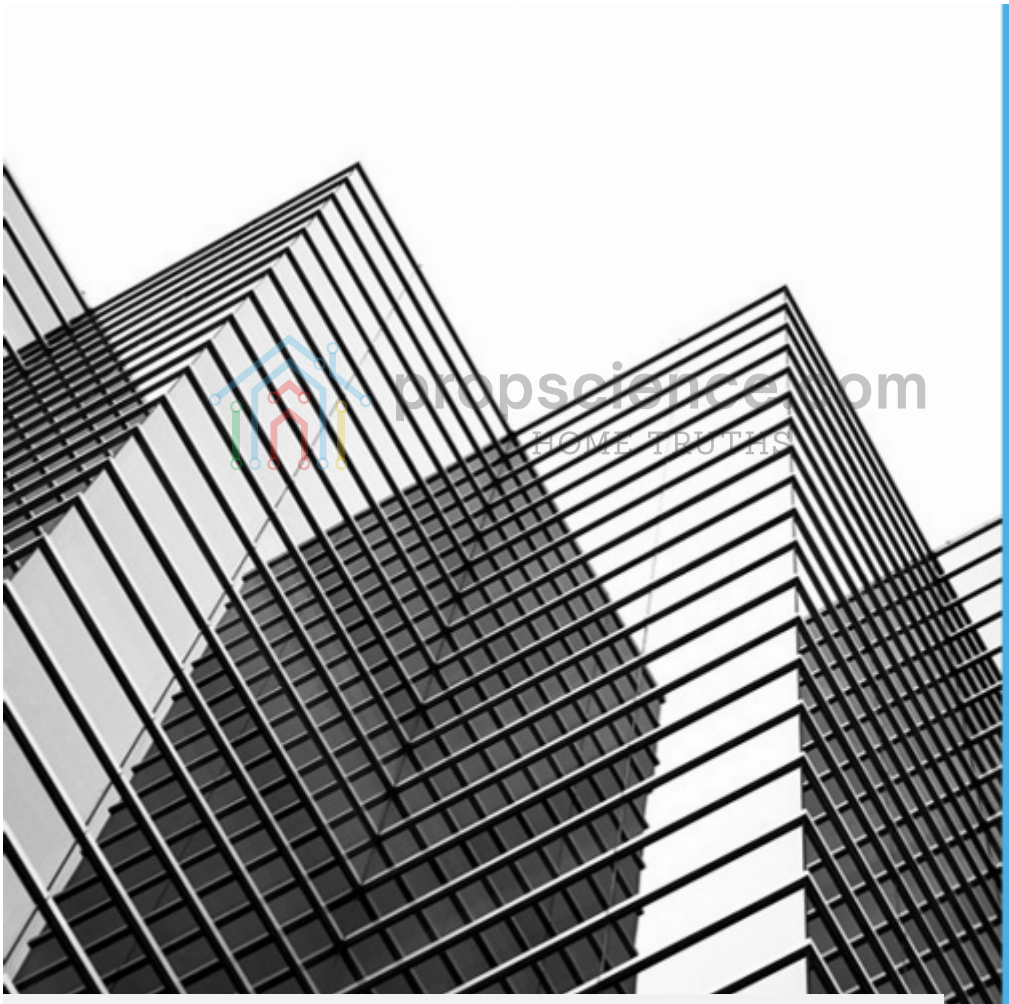
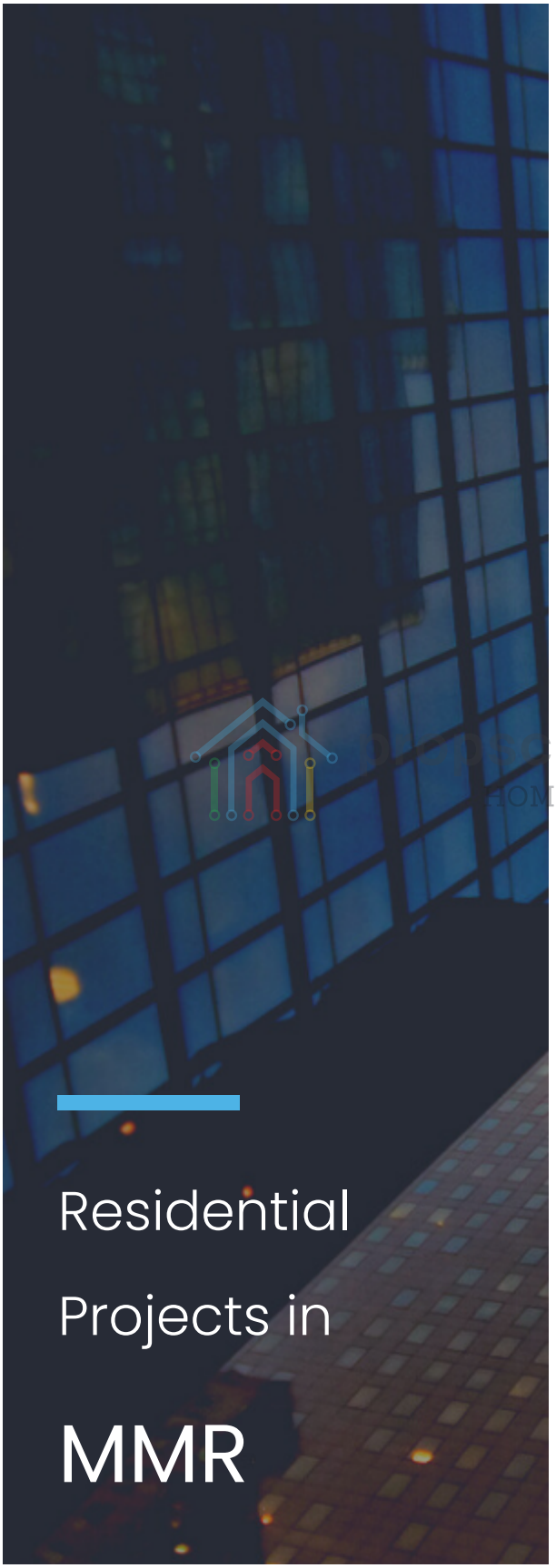
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PROP REPORT



Span Trident Wing B

MahaRERA Number : P51700005406



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 Bhayander West. Bhayandar West is a densely populated locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar West is separated from the East by the Mumbai Suburban Railway line which connects it to Mumbai city. Bhayandar West comprises of several affordable housing projects and has a budding social, commercial, and physical infrastructure. The locality of Bhayandar has seen tremendous economic growth in the last two decades owing to a vast number of manufacturing units being set up in the East. The availability of cheap affordable housing solutions has made it all the more attractive for families from nearby localities and towns. The area comprises of mainly Hindus and Muslims and a small minority of other communities. The local languages spoken include Hindi and Gujrati.

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Post Office	Police Station	Municipal Ward
Bhayander East	navgaon	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 36 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Mumbai Domestic Airport **26.0 Km**
- Mumbai International Airport **28.6 Km**
- Mira Road Bus Depot **3.2 Km**
- Mira Road Station **3.2 Km**
- Western Express Highway **5.2 Km**
- Family Care Hospital **2.3 Km**
- Seven Square Academy **2.3 Km**
- Maxus Mall **700 Mtrs**
- D Mart **1.3 Km**

SPAN TRIDENT WING B

LAND & APPROVALS

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

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SPAN TRIDENT WING B

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2027	5592.15 Sqmt	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Pet Friendly
Business & Hospitality	ATM / Bank Attached,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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SPAN TRIDENT WING B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Span Trident Wing B	2	23	4	2 BHK,2.5 BHK,3 BHK	92

First Habitable Floor	1st

Services & Safety

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

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SPAN TRIDENT WING B

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	627 sqft
2.5 BHK	752 sqft

3 BHK	904 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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

GST	Stamp Duty	Registration
6%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans

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Transaction History

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

SPAN TRIDENT WING B

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	53
Connectivity	45
Infrastructure	86
Local Environment	90
Land & Approvals	44
Project	66
People	48
Amenities	62
Building	65
Layout	50
Interiors	63

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Pricing	40
Total	**59/100**

SPAN TRIDENT WING B

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