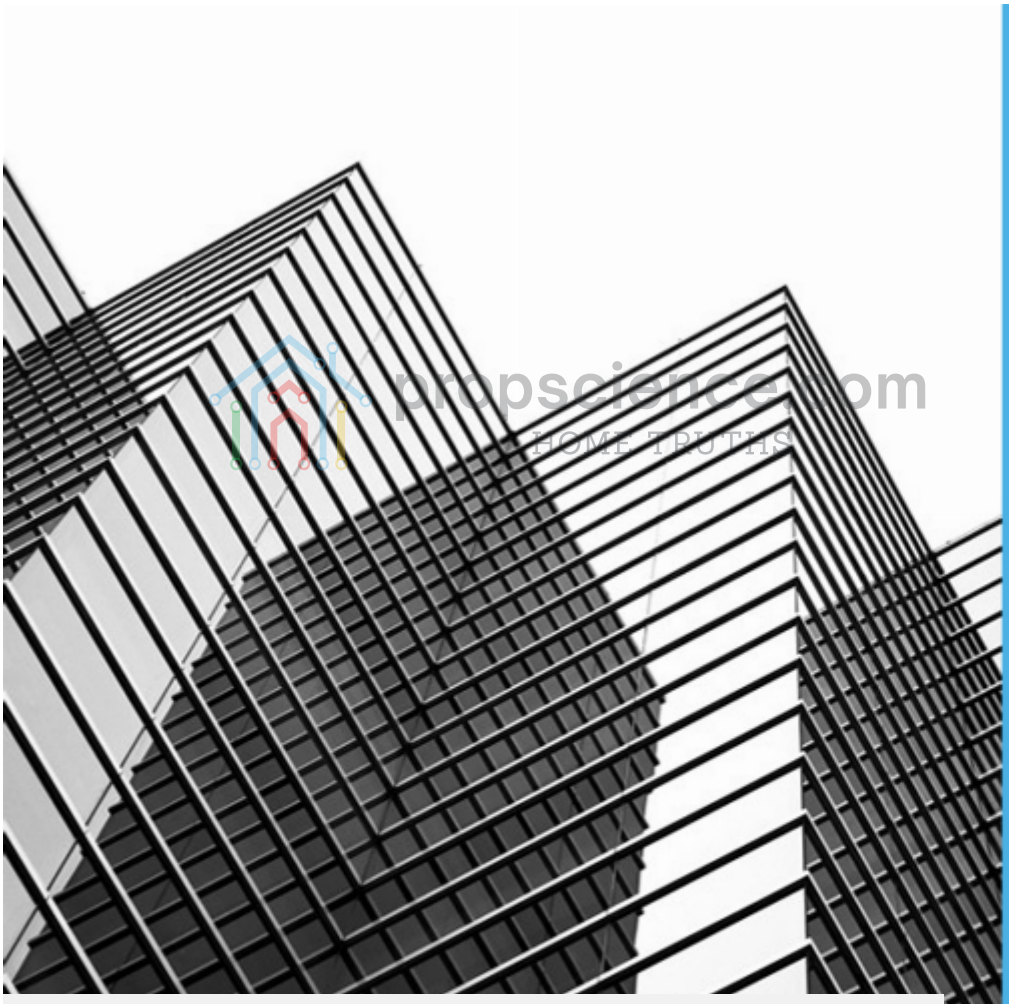
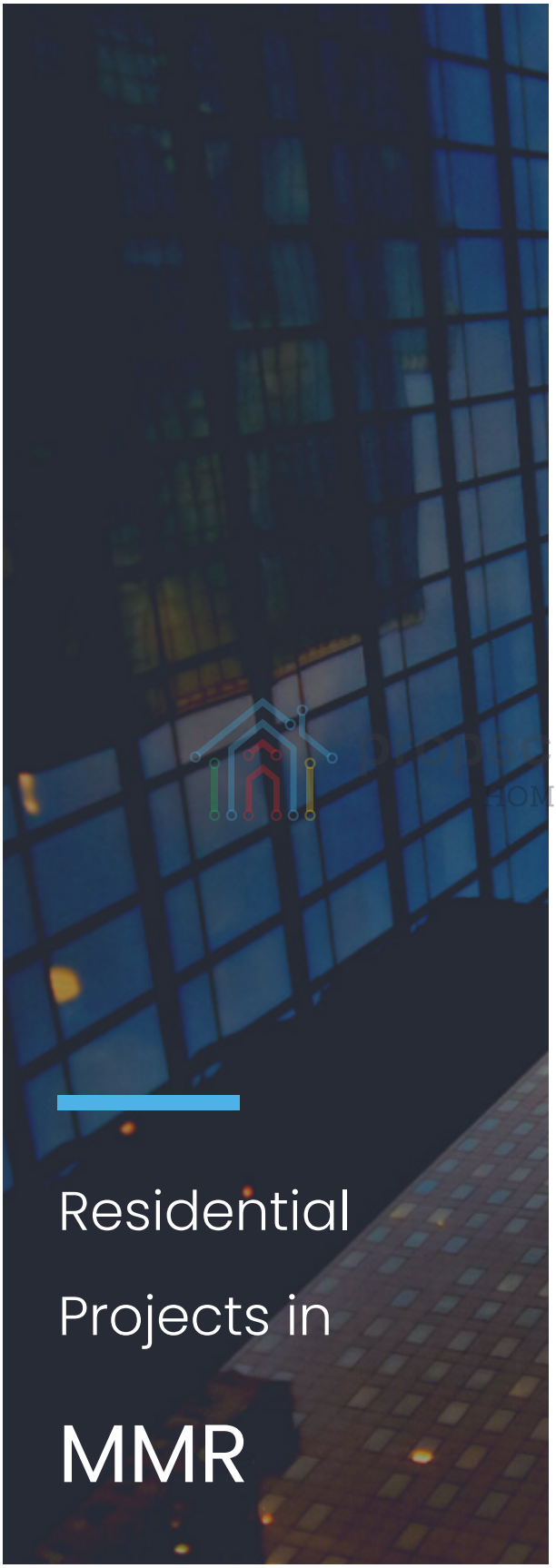
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PROP REPORT



Tridhaatu Aaroha

MahaRERA Number : P51900010312



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 Matunga. Matunga is a locality in the heart of Mumbai city. Matunga is a quiet residential area. There are many temples and mosques in this area. The Lal Bahadur Shastri Market is the main market of Matunga, housing multiple shops and hawkers selling vegetables, clothes, jewellery and groceries.

Post Office	Police Station	Municipal Ward
Matunga Post Office	NA	Ward F North

Neighborhood & Surroundings

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HOME TRUTHS

The locality is prone to traffic jams during rush hour. The air pollution levels are 142 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Gandhi Market Bus Stop **850 Km**
- Kings Circle Railway Station **350 Mtrs**
- Dr Baba Saheb Ambedkar Rd, Matunga **850 Mtrs**
- Smt S R Mehta & Sir K P Cardiac Institute Blood Centre **900 Mtrs**
- Shishuvan International School **400 Mtrs**
- Gandhi Market **900 Mtrs**
- Sahakari Bhandar **600 Mtrs**

LAND & APPROVALS

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

TRIDHAATU AAROHA

BUILDER & CONSULTANTS

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Started in 2003, when three friends from diverse fields of expertise were brought together by a shared dream. The objective was to build a unique real estate company that would be professionally managed, dependable, and set industry-leading standards. They not only built a structure, but also nurtured a framework for indestructible good energy, thanks to a team of devoted specialists at every level. It's simple to replicate what the industry has previously accomplished. It's taking on a new challenge that necessitates extra work. Tridhaatu incorporates subtle, intentional innovations into all they do, resulting in a considerable difference in quality and aesthetics that a consumer perceives after a project is completed. Their work has earned them praise and respect from their clients.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

TRIDHAATU AAROHA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.09 Acre	2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting

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TRIDHAATU AAROHA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tridhaatu Aaroha	2	17	1	2 BHK,3 BHK	17

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

TRIDHAATU AAROHA

FLAT INTERIORS

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HOME TRUTHS

Configuration	RERA Carpet Range
2 BHK	760 - 879 sqft
3 BHK	1097 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	NA
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

TRIDHAATU AAROHA

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 42800	INR 32528000	INR 34000000 to 37500000
3 BHK	INR 42800	INR 46951600	INR 50000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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HOME TRUTHS

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

TRIDHAATU AAROHA

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	65
Connectivity	58
Infrastructure	92
Local Environment	70
Land & Approvals	44
Project	74
People	56
Amenities	48
Building	57
Layout	70
Interiors	38
Pricing	30
Total	58/100

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