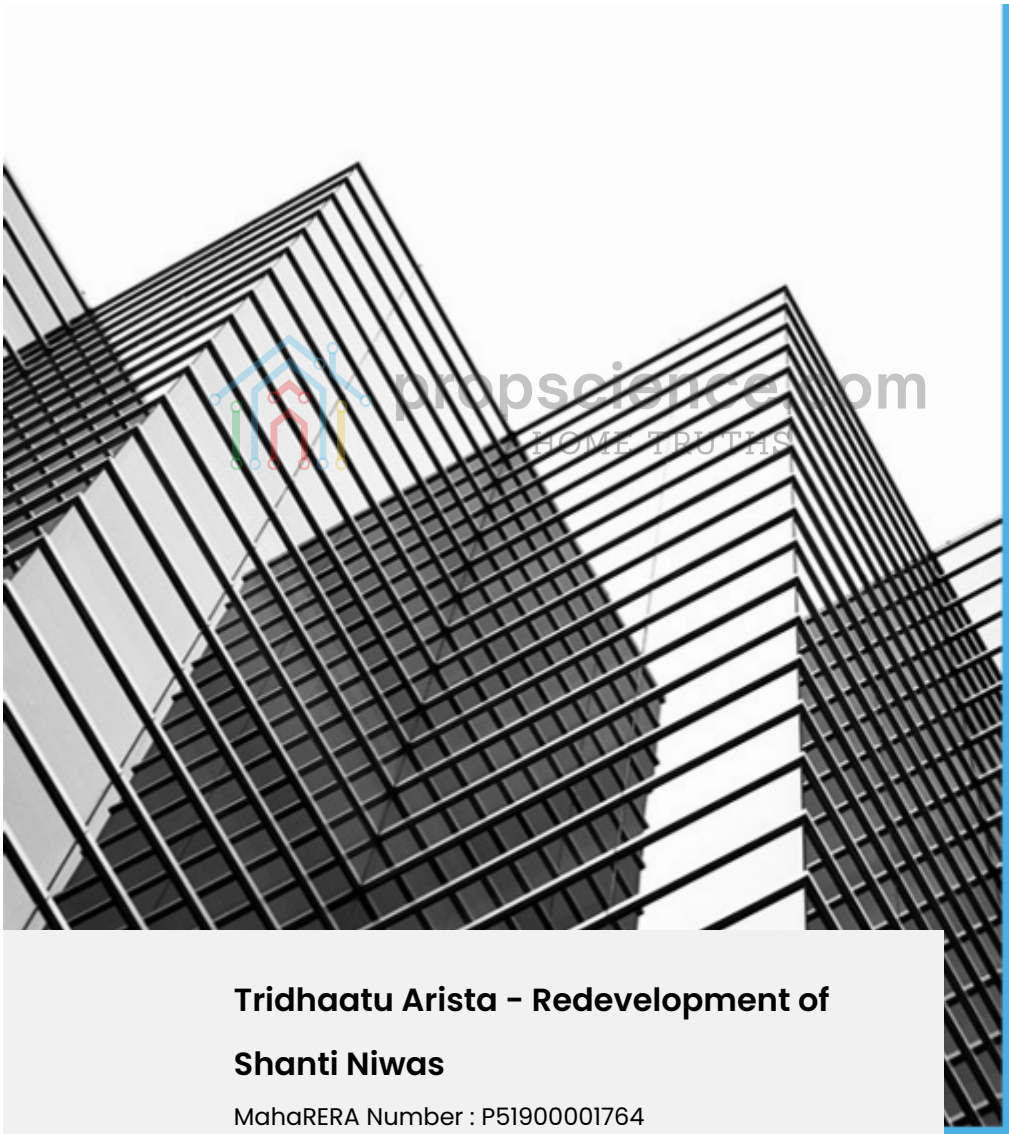
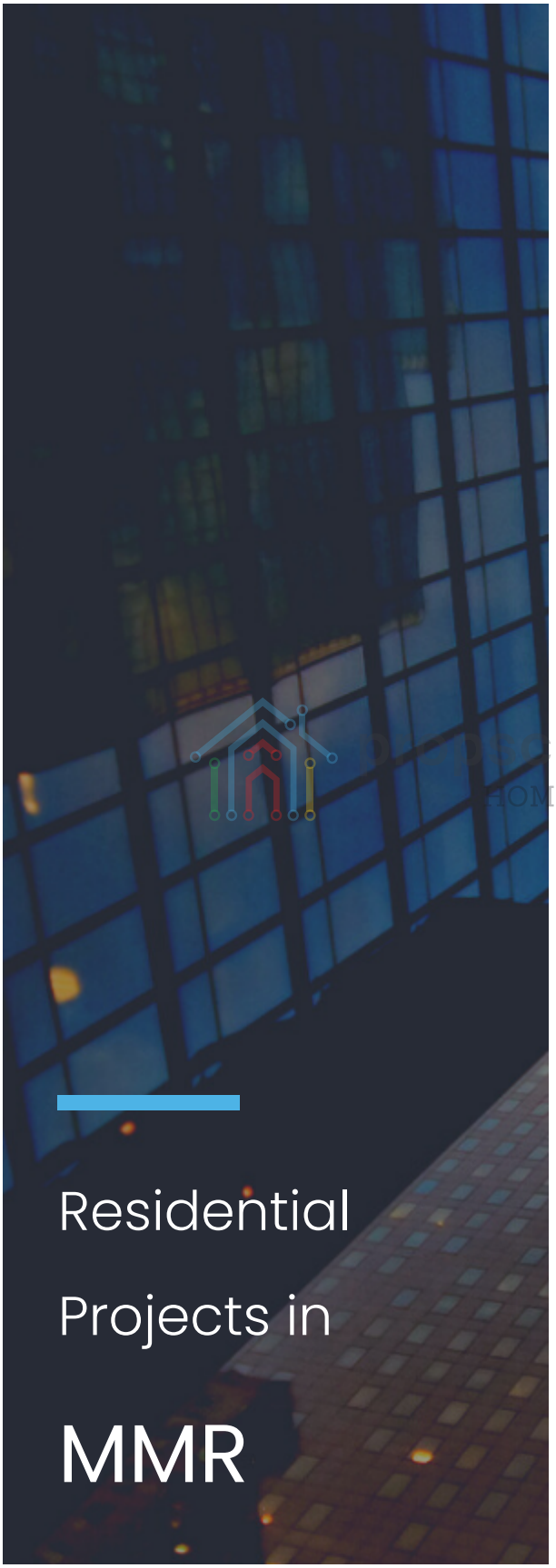
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PROP REPORT



Tridhaatu Arista - Redevelopment of Shanti Niwas

MahaRERA Number : P51900001764



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

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Neighborhood & Surroundings

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 **11.1 Km**
- Gandhi Market Bus Stop **1.4 Km**
- Matunga Railway Station (E), Matunga (C.R.), Dadar, Mumbai, Maharashtra 400019 **300 Mtrs**
- King's Cir Flyover **500 Mtrs**
- Smt S R Mehta & Sir K P Cardiac Institute Blood Centre **2 Km**
- Shishuvan International School **850 Mtrs**
- Gandhi Market **1.4 Km**
- Sahakari Bhandar **850 Mtrs**

TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	NA	1

TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

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BUILDER & CONSULTANTS

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 ARISTA - REDEVELOPMENT OF SHANTI NIWAS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2022	0.6 Acre	1 BHK,2 BHK,3 BHK

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Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting

TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tridhaatu Arista	2	18	1	1 BHK,2 BHK,3 BHK	18

First Habitable Floor	1st Floor

Services & Safety

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

TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	477.59 sqft
2 BHK	739.38 sqft
3 BHK	1375.96 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 46000	INR 21969140	INR 23000000
2 BHK	INR 46000	INR 34011480	INR 39200000
3 BHK	INR 46000	INR 63294160	INR 73000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

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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	NA

Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	813	NA	INR 40000000	INR 49200.49
March 2022	1514	13	INR 50000000	INR 33025.1
November 2020	1332	NA	INR 39100000	INR 29354.35
October 2020	1195	NA	INR 31100000	INR 26025.1
November 2019	1352	NA	INR 69400000	INR 51331.36

October 2019	1333	NA	INR 38000000	INR 28507.13

TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

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	65
Connectivity	83
Infrastructure	92
Local Environment	70
Land & Approvals	50

Project	64
People	56
Amenities	42
Building	57
Layout	81
Interiors	45
Pricing	30
Total	**61/100**

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TRIDHAATU ARISTA - REDEVELOPMENT OF SHANTI NIWAS

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