

# 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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REDEVELOPMENT OF  
SHANTI NIWAS

## 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

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**

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## LAND & APPROVALS

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

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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.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

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

### Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Rain Water Harvesting

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# 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

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	477.59 sqft
2 BHK	739.38 sqft
3 BHK	1375.96 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Light Fittings
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

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# 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
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	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.

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## ANNEXURE A

Transaction 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
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# 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	83
Infrastructure	92
Local Environment	70
Land & Approvals	50

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


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