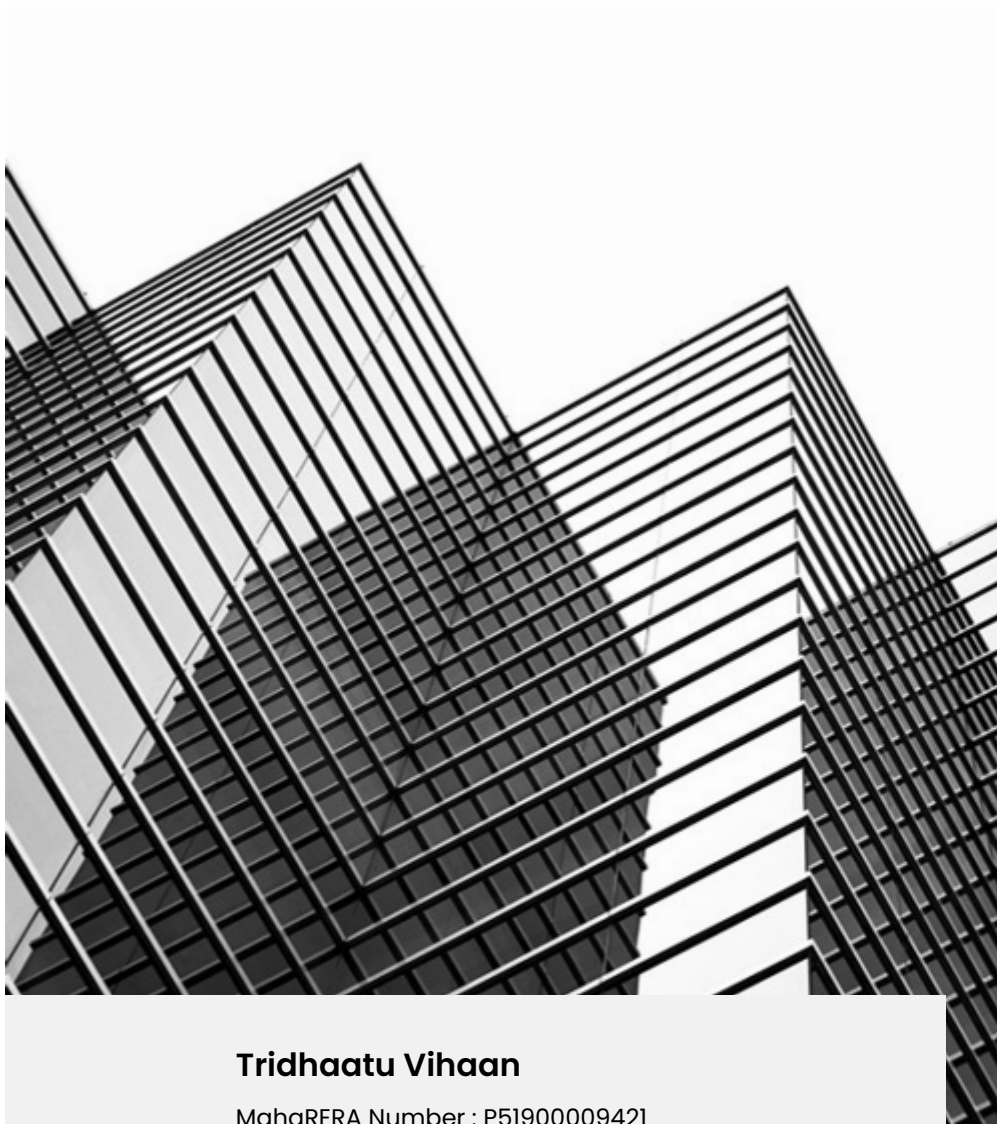


propscience.com

PROP REPORT



Tridhaatu Vihaan

MahaRERA Number : P51900009421



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.

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 300 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.3 Km**
- Gandhi Market Bus Stop **800 Mtrs**
- Kings Circle Railway Station **550 Mtrs**
- Dr Baba Saheb Ambedkar Rd, Matunga **800 Mtrs**
- Smt S R Mehta & Sir K P Cardiac Institute Blood Centre **1.4 Km**
- Shishuvan International School **450 Mtrs**
- Gandhi Market **850 Mtrs**
- Sahakari Bhandar **750 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

TRIDHAATU VIHAAN

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 VIHAAN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	0.13 Acre	3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	NA

TRIDHAATU VIHAAN

BUILDING LAYOUT

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

First Habitable Floor

1st Floor

Services & Safety

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

TRIDHAATU VIHAAN

FLAT INTERIORS

Configuration

3 BHK

RERA Carpet Range

1113 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

Sanitary Fittings,Stainless Steel Sink

Finishing

Double glazed glass windows

HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

TRIDHAATU VIHAAN

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 50100000

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

GST	Stamp Duty	Registration
0%	5%	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.
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Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI 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 VIHAAN

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	73
Connectivity	83
Infrastructure	86
Local Environment	63

Land & Approvals	50
Project	69
People	56
Amenities	42
Building	57
Layout	80
Interiors	45
Pricing	30
Total	61/100

TRIDHAATU VIHAAN

Disclaimer

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