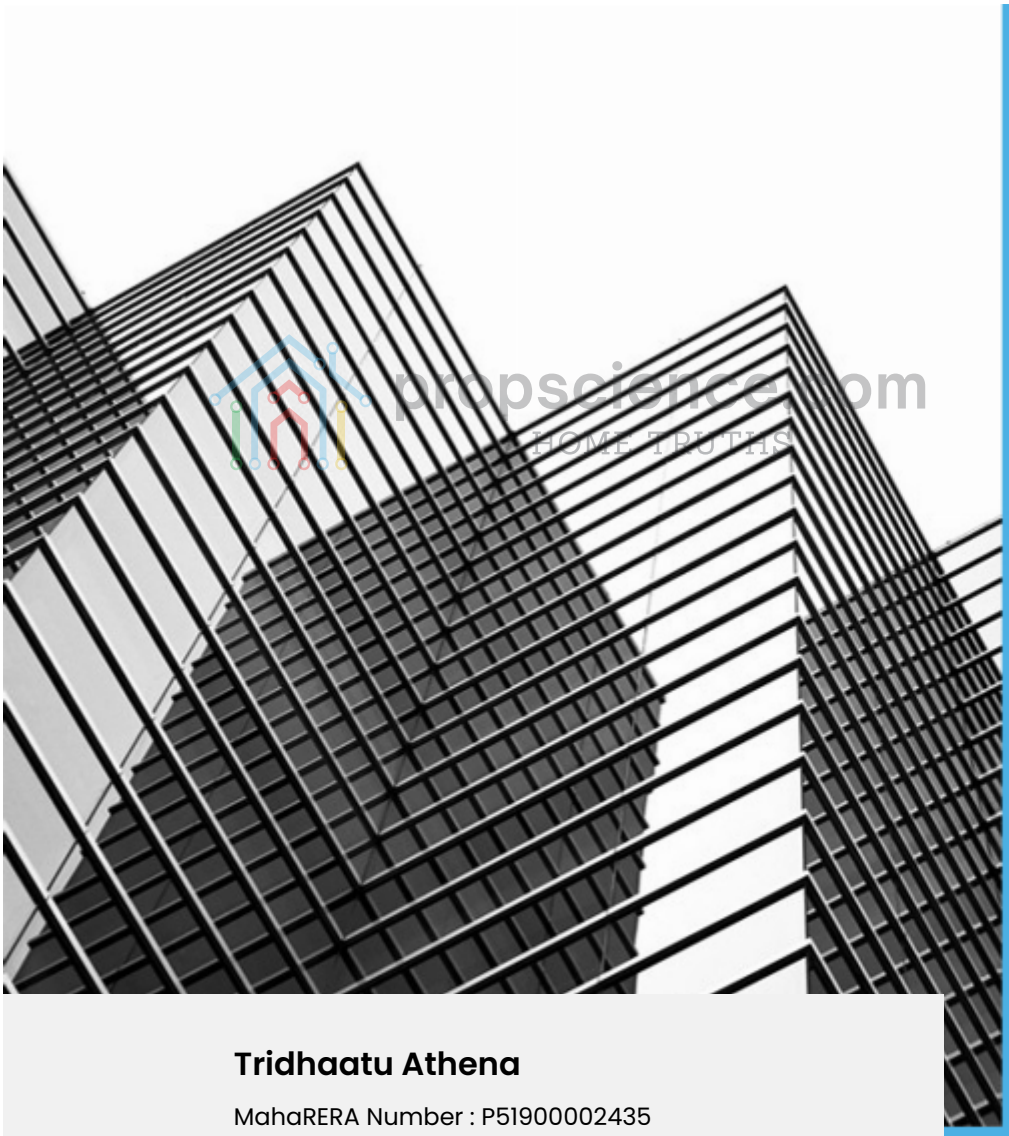
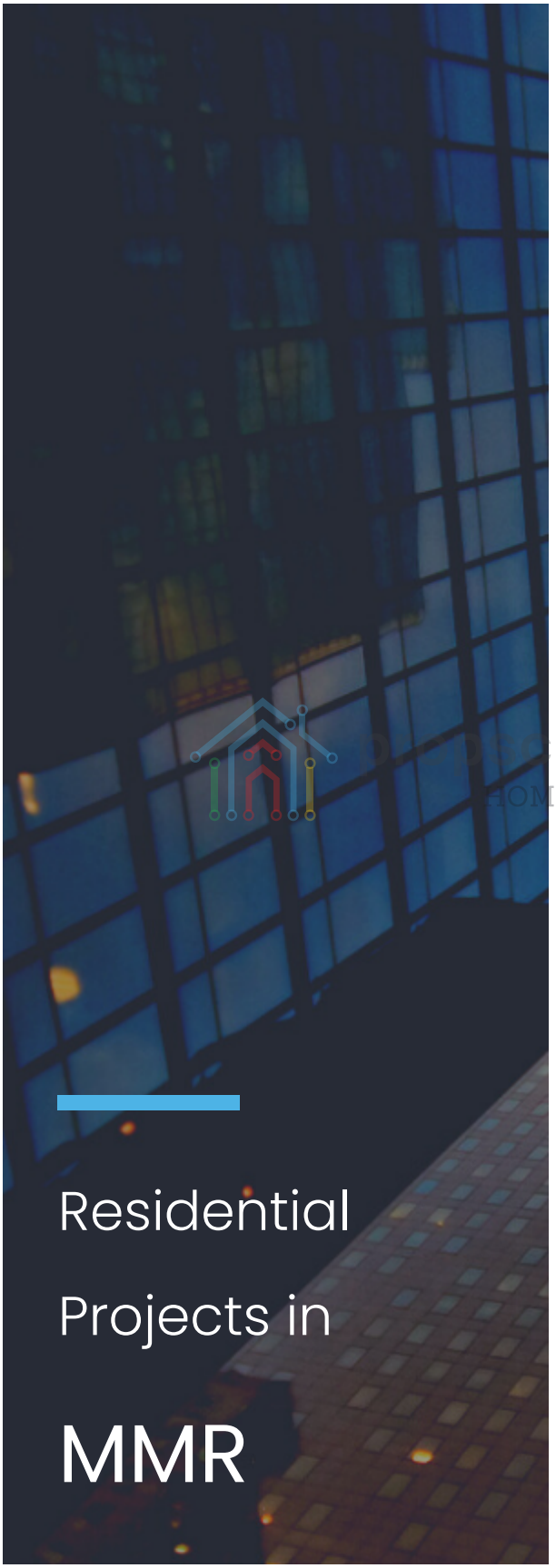
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PROP REPORT



Tridhaatu Athena

MahaRERA Number : P51900002435



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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.5 Km**
- V.J.T.I., Matunga Bus Stop **1 Km**
- Kings Circle Railway Station **650 Mtrs**
- Dr Baba Saheb Ambedkar Rd **1 Km**
- Smt S R Mehta & Sir K P Cardiac Institute Blood Centre **1.8 Km**
- Shishuvan International School **859 Mtrs**
- Gandhi Market **1.9 Km**
- Sahakari Bhandar **1.1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2021	NA	1

TRIDHAATU ATHENA

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 ATHENA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.13 Acre	3 BHK,4 BHK

Project Amenities

Sports	Jogging Track,Gymnasium
Leisure	Deck Area
Business & Hospitality	NA
Eco Friendly Features	NA

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TRIDHAATU ATHENA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tridhaatu Athena	3	19	1	3 BHK,4 BHK	19

First Habitable Floor	2nd Floor

Services & Safety

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

TRIDHAATU ATHENA

FLAT INTERIORS

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HOME TRUTHS

Configuration	RERA Carpet Range
3 BHK	1367.46 sqft
4 BHK	1979.29 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline
Flooring	Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink
Finishing	Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 49700	INR 67962762	INR 78000000
4 BHK	INR 49700	INR 98370713	INR 135000000

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,ICICI Bank,IDBI Bank,IIFL 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

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2021	875	NA	INR 24500000	INR 28000

TRIDHAATU ATHENA

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	63
Land & Approvals	44
Project	78
People	56
Amenities	36
Building	57
Layout	85

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Interiors	45
Pricing	30
Total	**61/100**

TRIDHAATU ATHENA

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