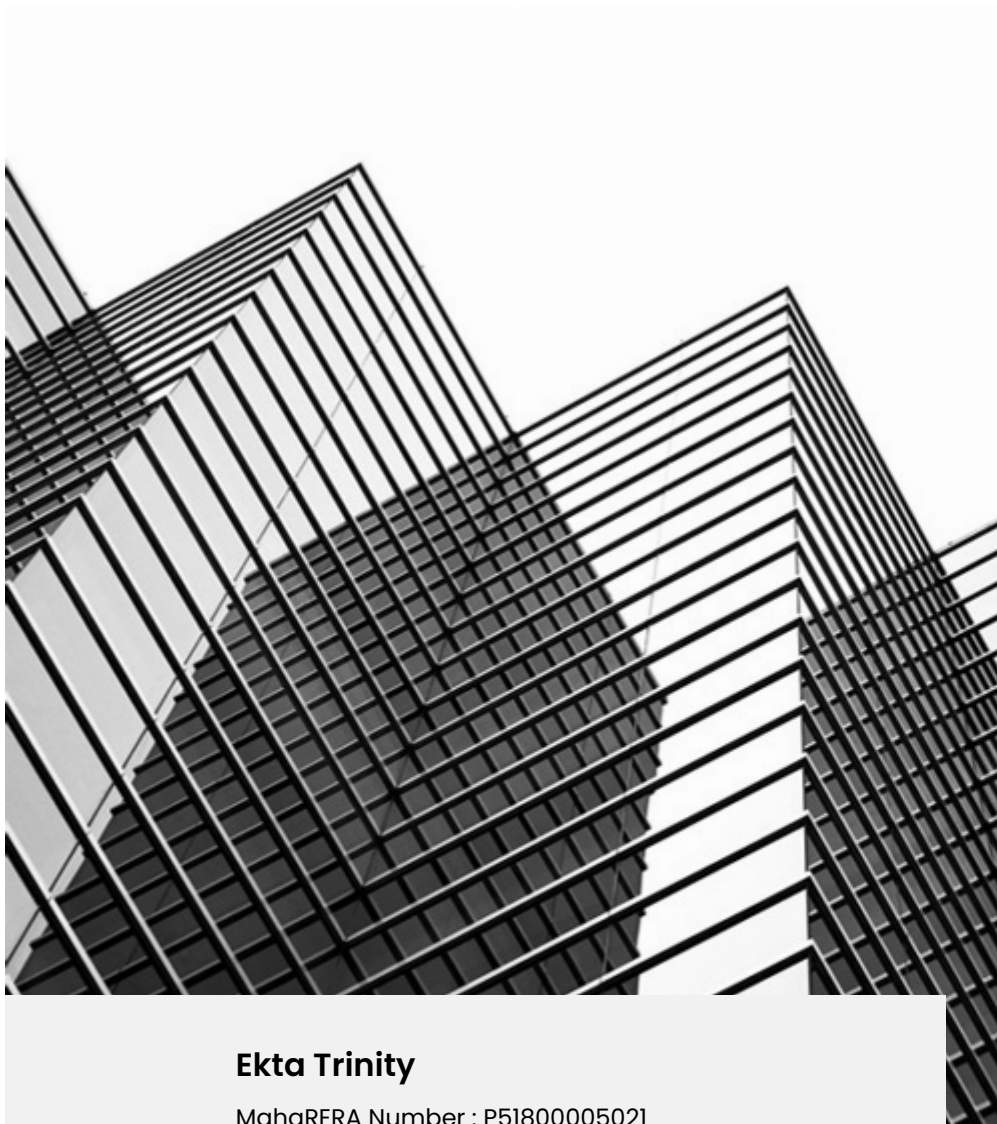


propscience.com

# PROP REPORT



**Ekta Trinity**

MahaRERA Number : P51800005021



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 Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 232 Poor AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **3.3 Km**
- 231 Bus Stop, Santacruz Railway Station West **260 Mtrs**
- Khar Railway Station **1 Km**
- S.V Road, Santacruz West **550 Mtrs**
- Hinduja Healthcare – Hospital in Khar, Marvela, 724, 11th Rd, Khar, Khar West, Mumbai, Maharashtra 400052 **1.5 Km**
- St. Teresa High School **160 Mtrs**
- Willingdon Gymkhana **500 Mtrs**
- Supermarket, Shop No 67, Arvind Shopping Center, No 1, Prabhat Colony Rd, Sen Nagar, Santacruz East, Mumbai, Maharashtra 400055 **800 Mtrs**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2022	0.68 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium
<b>Leisure</b>	Amphitheatre,Pet Friendly
<b>Business &amp; Hospitality</b>	Barbeque Pit,Party Lawn
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B	2	14	2	2 BHK,3 BHK	28

Wing A	2	14	2	2 BHK,3 BHK	28
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	826 - 867 sqft
3 BHK	1130 - 1199 sqft
2 BHK	826 - 867 sqft
3 BHK	1130 - 1132 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen,Air Conditioners,Microwave Oven

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# COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
2 BHK	INR 63559.32	INR 52500000	INR 52500000 to 56500000

3 BHK	INR 61946.9	INR 70000000	INR 70000000 to 77935000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

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

### Transaction History

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

EKTA TRINITY

# PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	90
<b>Infrastructure</b>	86
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	50
<b>Project</b>	83
<b>People</b>	51
<b>Amenities</b>	36
<b>Building</b>	63
<b>Layout</b>	58

<b>Interiors</b>	80
<b>Pricing</b>	30
<b>Total</b>	<b>65/100</b>

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EKTA TRINITY

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