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# PROP REPORT



**Tridhaatu Prarambh**

MahaRERA Number : P51800012185



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur 	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **13.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **13 Km**
- Duks Colony, MBPT Colony, Best Colony, Chembur, Mumbai, Maharashtra 400088 **400 Mtrs**
- V.N.P. (R.C. Marg), Charai, Chembur, Mumbai, Maharashtra 400071 **2.1 Km**
- Chembur Railway Station **2.3 Km**
- Freeway **2 Km**
- Inlaks General Hospital, Chembur Colony, Indira Nagar, Chembur, Mumbai, Maharashtra 400074 **1.9 Km**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **2 Km**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- Society Stores, Opp. Apna Sahakari Bank & SBI Near Joy Hospital, DK Sandu Marg, near Sandhu Garden, Chembur (E, Mumbai, Maharashtra 400071 **1.8 Km**

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## LAND & APPROVALS

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

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	0.45 Acre	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<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
Tridhaatu Prarambh	4	16	6	1 BHK,2 BHK	96
<b>First Habitable Floor</b>				3rd floor	

### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire rated doors / walls,Fire cylinders
- **Sanitation** : There are slums settlements near the project

- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	488.9 sqft
2 BHK	633.25 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards

<b>Finishing</b>	Dry Walls, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 14500000
2 BHK	--	--	INR 18500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,SBI Bank

### Transaction History

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

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## ANNEXURE A propscience.com

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Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	623	NA	INR 12298750	INR 19741.17
February 2022	499	15	INR 12682097	INR 25415.02
February 2022	470	NA	INR 11856190	INR 25225.94
November 2021	486	16	INR 13127667	INR 27011.66

<b>November 2021</b>	535	13	INR 11474556	INR 21447.77
<b>August 2021</b>	535	17	INR 12300000	INR 22990.65
<b>July 2021</b>	489	14	INR 10676800	INR 21833.95
<b>June 2021</b>	537	7	INR 13100000	INR 24394.79
<b>May 2021</b>	685	NA	INR 14633450	INR 21362.7
<b>May 2021</b>	696	14	INR 13842593	INR 19888.78
<b>April 2021</b>	684	3	INR 11339250	INR 16577.85
<b>April 2021</b>	538	8	INR 6000000	INR 11152.42
<b>December 2020</b>	486	15	INR 10233641	INR 231.56
<b>December 2020</b>	535	10	INR 11127451	INR 20798.97
<b>December 2019</b>	537	17	INR 10901319	INR 20300.41
<b>October 2019</b>	685	4	INR 12342000	INR 18017.52



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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	48
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	44
Project	74
People	56
Amenities	56

<b>Building</b>	55
<b>Layout</b>	63
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>60/100</b>

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