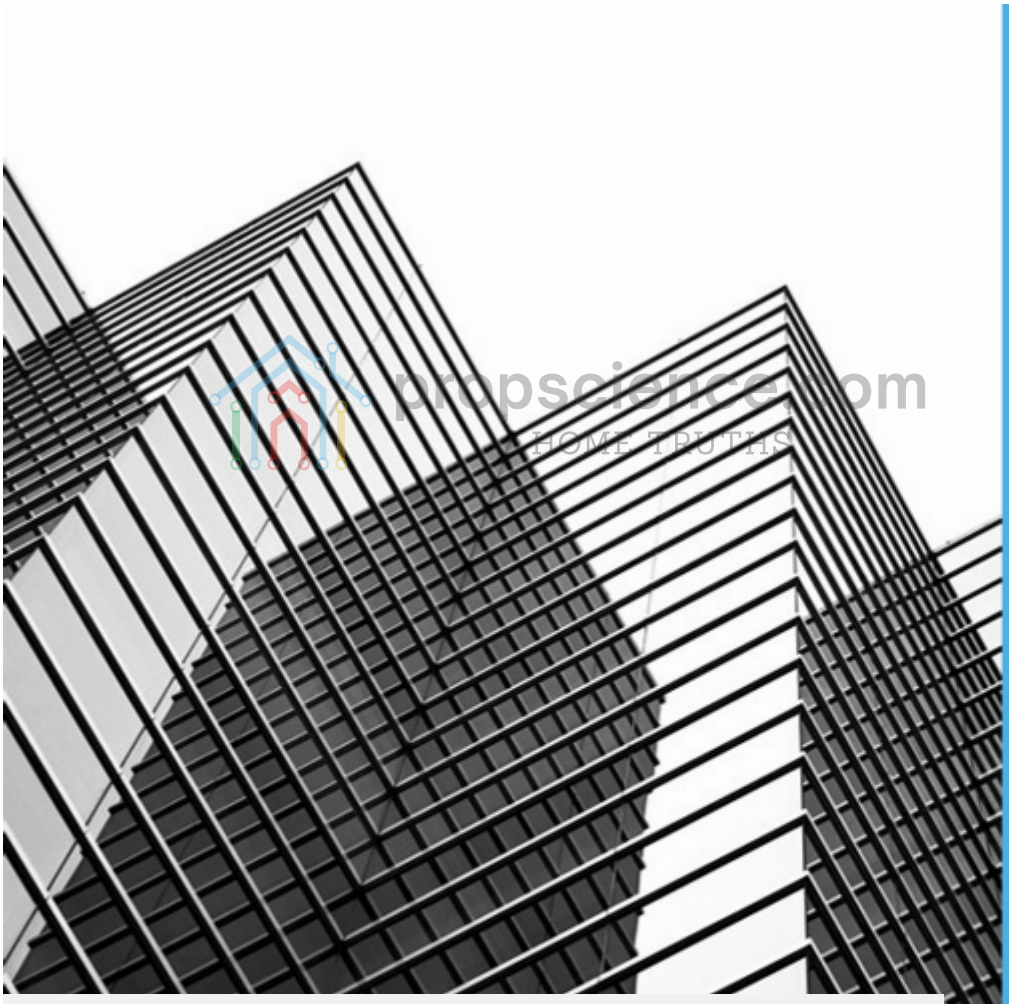
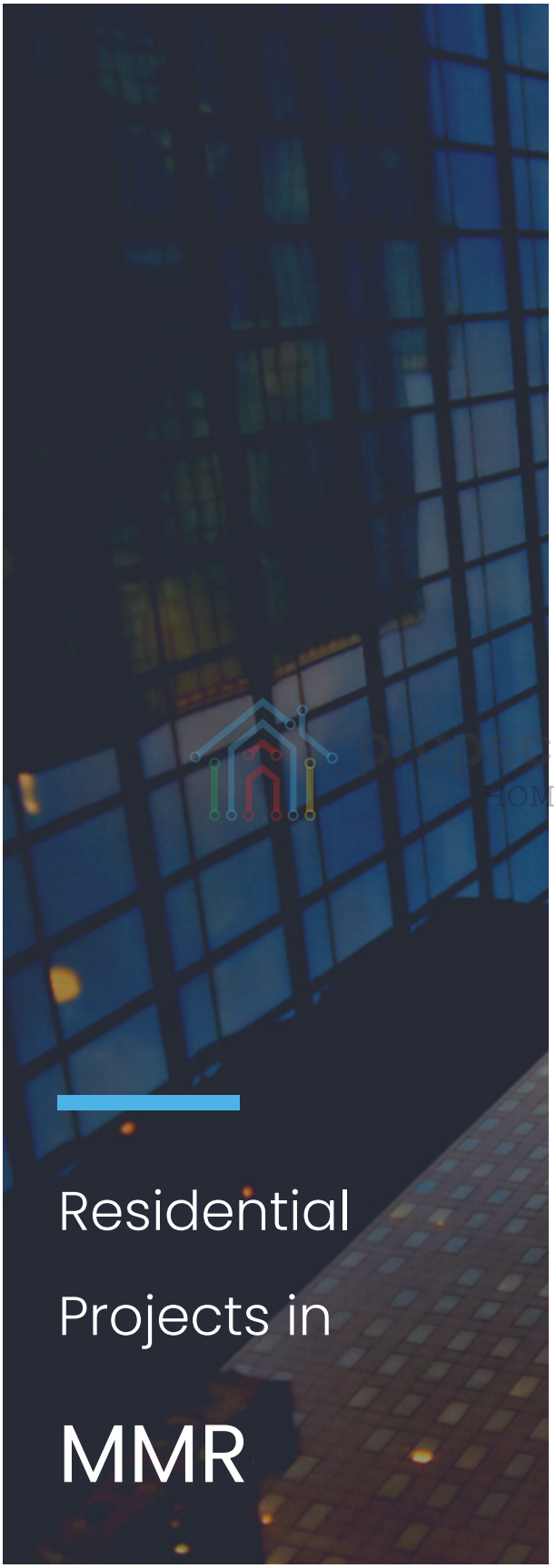
propscience.com

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.

Propscience.com HOME TRUTHS

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 nearbouring 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

propscience.com
HOME TRUTHS

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**

TRIDHAATU PRARAMBH

propscience.com
HOME TRUTHS

LAND & APPROVALS

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

TRIDHAATU PRARAMBH

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

propscience.com
HOME TRUTHS

TRIDHAATU PRARAMBH

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

TRIDHAATU PRARAMBH

BUILDING LAYOUT

propscience.com
HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tridhaatu Prarambh	4	16	6	1 BHK,2 BHK	96

First Habitable Floor	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

TRIDHAATU PRARAMBH

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	488.9 sqft
2 BHK	633.25 sqft

propscience.com
HOME TRUTHS

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

Finishing	Dry Walls,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

TRIDHAATU PRARAMBH

COMMERCIALS

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

propscience.com
HOME TRUTHS

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

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,SBI Bank

Transaction History

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

TRIDHAATU PRARAMBH

ANNEXURE A

propscience.com
HOME TRUTHS

Transection 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

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

Building	55
Layout	63
Interiors	55
Pricing	30
Total	**60/100**

TRIDHAATU PRARAMBH

propscience.com
HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS