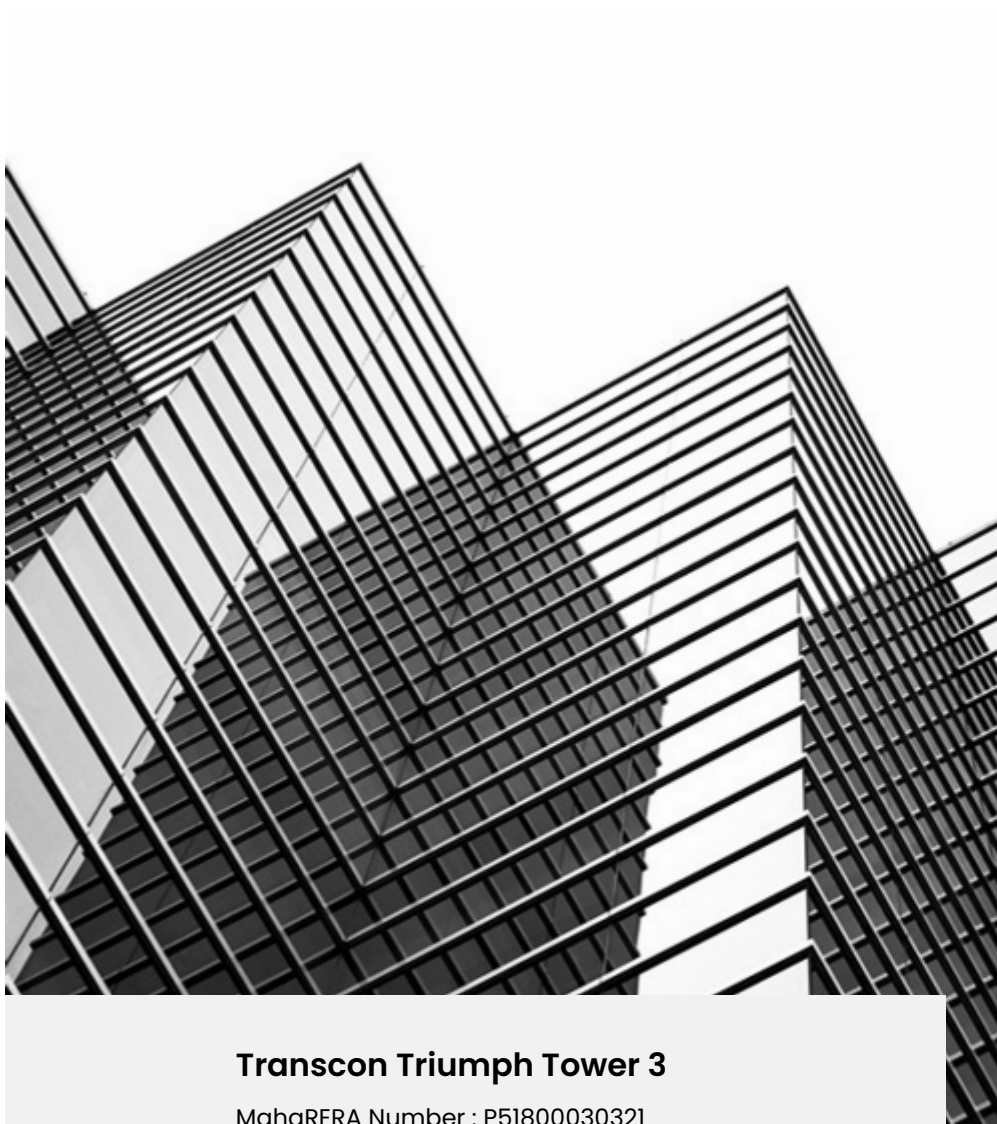


propscience.com

# PROP REPORT



**Transcon Triumph Tower 3**

MahaRERA Number : P51800030321



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.

TRANSCON TRIUMPH

TOWER 3

## LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Juhu PO	Andheri Police Station	Ward K West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 51 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.1 Km**
- Andheri West Bus Depot **3.5 Km**
- Andheri Station **3.5 Km**
- New Link Road **300 Mtrs**
- Kokilaben Dhirubhai Ambani Hospital **1.8 Km**
- Oriental College of Commerce & Management **1.3 Km**
- Citi Mall **450 Mtrs**
- Nature's Basket **1.3 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	20	1

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## BUILDER & CONSULTANTS

Transcon was founded in 2010 by Dharmendra Arvindbhai and Kirti Kedia with the aim to bring together modernism, heritage, comfort, creativity, and an unfathomable experience. They are responsible for analytics, design, investment, finance, construction, and management as a multi-functional corporation. Their expanding residential projects have succeeded to influence everyone who wants to purchase a property in the preferred area while improving people's lifestyles. Their projects are located in the prominent locations of Andheri, Malad, Mulund, Santacruz, Bandra, and Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	941 Sqmt	1 BHK,2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Cricket Pitch,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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TOWER 3

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Transcon Triumph Tower 3	8	34	11	1 BHK,2 BHK,3 BHK	374
First Habitable Floor					1st

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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TOWER 3

# FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	376 - 397 sqft
2 BHK	557 - 625 sqft
3 BHK	856 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	VRV / VRF System,Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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TOWER 3

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9964000 to 10520500
2 BHK	--	--	INR 14760500 to 16562500
3 BHK	--	--	INR 22684000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

### Transaction History

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

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TOWER 3

## ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	708	2	INR 27872340	INR 39367.71
October 2022	708	2	INR 29463830	INR 41615.58
October 2022	948	2	INR 39255319	INR 41408.56
October 2022	993	NA	INR 18654787	INR 18786.29

<b>October 2022</b>	993	NA	INR 19080319	INR 19214.82
<b>October 2022</b>	725	28	INR 19684209	INR 27150.63
<b>October 2022</b>	708	2	INR 28463830	INR 40203.15
<b>October 2022</b>	948	1	INR 39042553	INR 41184.13
<b>October 2022</b>	708	1	INR 27659574	INR 39067.19
<b>October 2022</b>	708	1	INR 29144681	INR 41164.8
<b>October 2022</b>	948	1	INR 40917021	INR 43161.41
<b>October 2022</b>	659	1	INR 24593617	INR 37319.6
<b>October 2022</b>	708	1	INR 27127660	INR 38315.9
<b>October 2022</b>	948	1	INR 38020213	INR 40105.71

<b>October 2022</b>	948	2	INR 39042553	INR 41184.13
<b>September 2022</b>	858	NA	INR 26600000	INR 31002.33
<b>September 2022</b>	659	2	INR 23404255	INR 35514.8
<b>September 2022</b>	993	8	INR 17400000	INR 17522.66
<b>September 2022</b>	948	1	INR 37094681	INR 39129.41
<b>September 2022</b>	708	1	INR 22821277	INR 32233.44

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	63
<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	66
<b>People</b>	46
<b>Amenities</b>	68
<b>Building</b>	65
<b>Layout</b>	55
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>65/100</b>

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