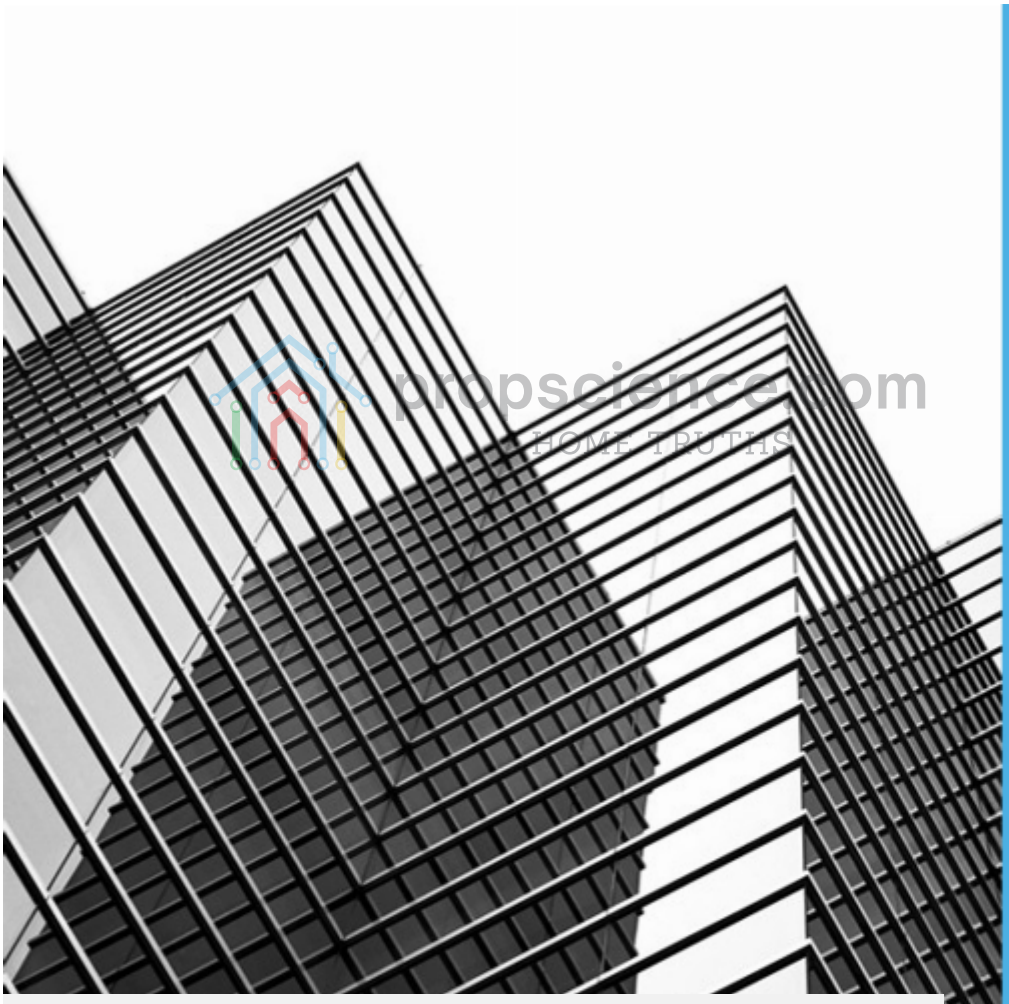
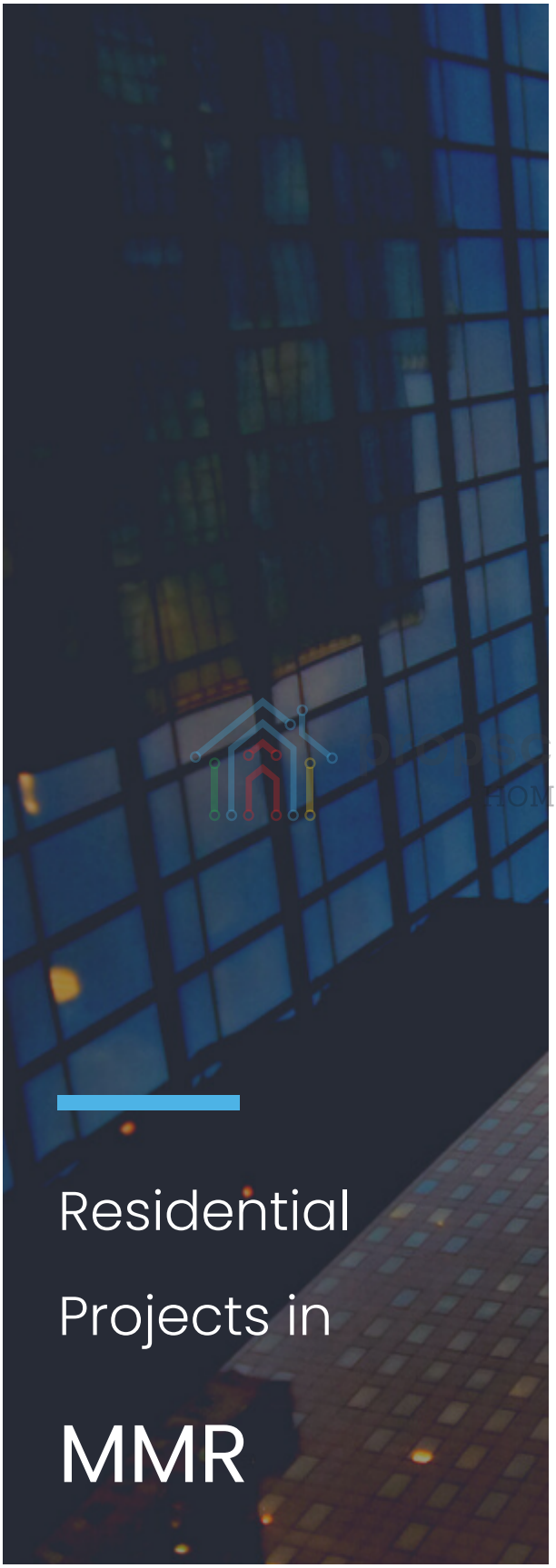
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PROP REPORT



Transcon Triumph Tower 4

MahaRERA Number : P51800034924



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 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

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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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TOWER 4

LAND & APPROVALS

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

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TOWER 4

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2027	640.1 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,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
Transcon Triumph Tower 4	5	34	6	2 BHK,3 BHK	204

First Habitable Floor	1st

Services & Safety

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- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Video Door Phone,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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

TRANSCON TRIUMPH TOWER 4

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	659 - 708 sqft
3 BHK	947 - 952 sqft

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

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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17463500 to 18762000
3 BHK	--	--	INR 25095500 to 25228000

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

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GST	Stamp Duty	Registration
5%	6%	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	Construction Linked Payment

Bank Approved Loans	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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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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
October 2022	993	NA	INR 19080319	INR 19214.82
October 2022	708	2	INR 27872340	INR 39367.71

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October 2022	708	2	INR 28463830	INR 40203.15
October 2022	725	28	INR 19684209	INR 27150.63
October 2022	948	1	INR 40917021	INR 43161.41
October 2022	708	1	INR 29144681	INR 41164.8
October 2022	708	1	INR 27659574	INR 39067.19
October 2022	948	1	INR 39042553	INR 41184.13
October 2022	659	1	INR 24593617	INR 37319.6
October 2022	708	1	INR 27127660	INR 38315.9
October 2022	948	1	INR 38020213	INR 40105.71
October 2022	948	2	INR 39042553	INR 41184.13

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September 2022	858	NA	INR 26600000	INR 31002.33
September 2022	948	1	INR 37094681	INR 39129.41
September 2022	708	1	INR 22821277	INR 32233.44
September 2022	659	2	INR 23404255	INR 35514.8
September 2022	993	8	INR 17400000	INR 17522.66

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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	65
Connectivity	63
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	76
People	46
Amenities	68
Building	65
Layout	60
Interiors	73
Pricing	40
Total	**66/100**

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TRANSCON TRIUMPH TOWER 4

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