

propscience.com

PROP REPORT



Tridhaatu Aum

MahaRERA Number : P51800008769



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 Govandi (East). Govandi is a suburban neighborhood in eastern Mumbai, Maharashtra. Deonar Municipal Colony , Lalle Ameerchand Complex , Municipal Colony, Sector 2 , Telecom Factory Colony are the nearby Localities to Govandi East.

Post Office	Police Station	Municipal Ward
Govandi	Mankhurd Police Station	Ward M East

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 318 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Tirupati Mega Mart, Govandi Station Rd, opp. police station, Deonar, Govandi East, Mumbai, Maharashtra 400088 **11 Km**
- Samrat Ashok Nagar Bus Stop **400 Mtrs**
- Govandi Railway Station **400 Mtrs**
- Mumbai - Pune Hwy **1.5 Km**
- Apollo Spectra Hospital **1.5 Km**
- Mahatma Education Society's **2.5 Km**
- K Star Mall **1.7 Km**
- Tirupati Mega Mart **270 Mtrs**

LAND & APPROVALS

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

TRIDHAATU AUM

BUILDER & CONSULTANTS

Ozone Group is well known for premium housing, residential township developments, commercial developments, business parks, SEZs, retail mall and hospitality ventures across Bengaluru, Chennai, Mumbai and Goa. Founded on the core values of Quality, Customer Centricity and Transparency, Ozone Group has delivered 13.5mn sq. ft. of real estate and has 48 million sq. ft. in various stages of development. Consistently delivering high-quality projects, Ozone Group is focused on developing large, self-sustained, integrated urban centres that redefine the future of the real estate industry

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

TRIDHAATU AUM

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	2.15 Acre	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Temple,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting

TRIDHAATU AUM

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
------------	-----------------	--------------	-----------------	----------------	----------------

Wing A	2	20	1	3 BHK	20
Wing B	5	20	5	2 BHK,3 BHK	100
Wing C	5	20	4	2 BHK,3 BHK	80
Wing D	3	20	5	2 BHK	100

First Habitable Floor	4th Floor
-----------------------	-----------

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety** : Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

TRIDHAATU AUM

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1138 sqft

2 BHK	745 - 824 sqft
3 BHK	840 - 1131 sqft
2 BHK	745 - 824 sqft
3 BHK	1129 - 1131 sqft
2 BHK	745 - 840 sqft

Floor To Ceiling Height	Greater than 10 feet
--------------------------------	----------------------

Views Available	Open Grounds / Landscape / Project Amenities
------------------------	--



propscience.com

	HOME TRUTHS
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 31620.9	--	INR 28800000 to 36000000
2 BHK	INR 34285.71	--	INR 26000000 to 28800000

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank Approved
Loans**

Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI
Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History


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

TRIDHAATU AUM

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	53
Land & Approvals	56

Project	79
People	48
Amenities	56
Building	57
Layout	70
Interiors	48
Pricing	40
 Total	60/100

propscience.com
HOME TRUTHS

TRIDHAATU AUM

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.