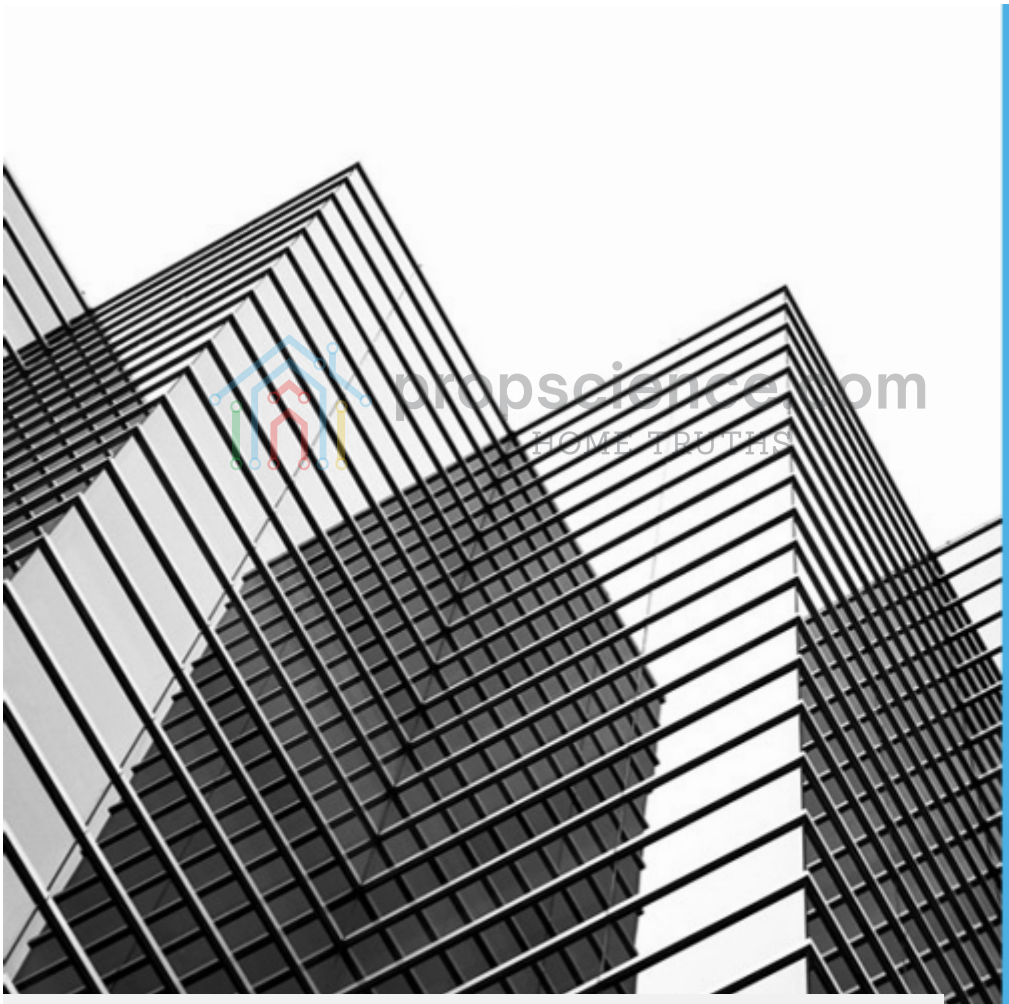
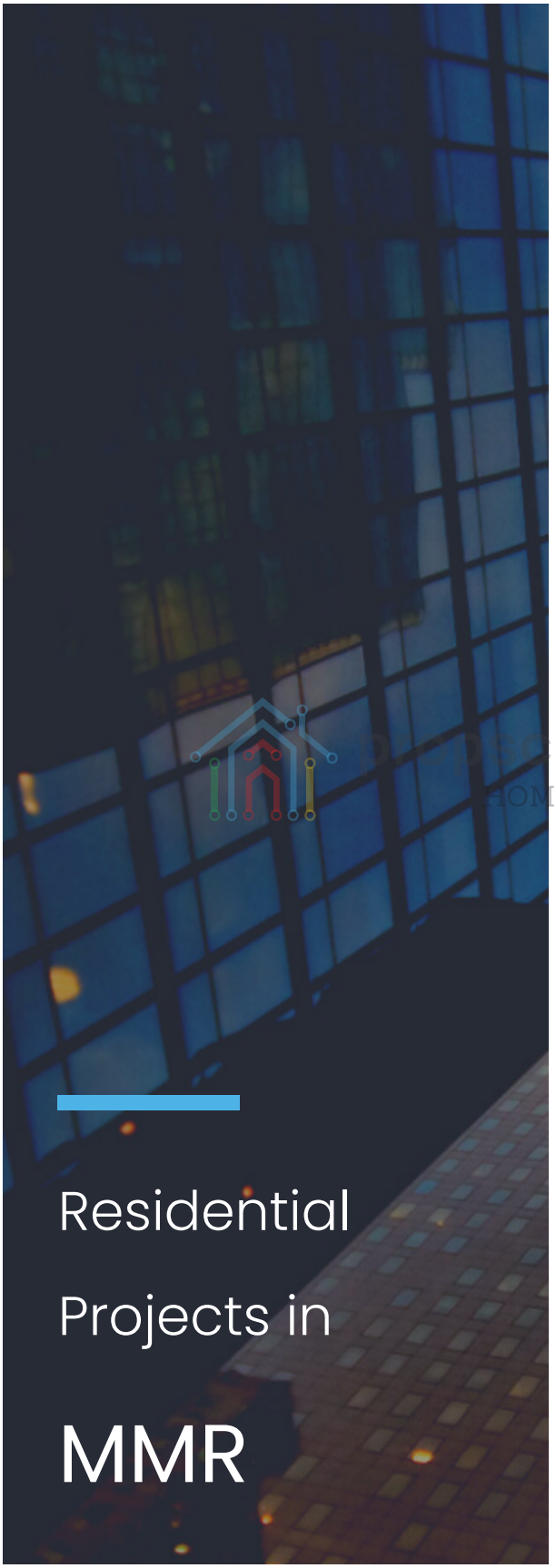
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PROP REPORT



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.

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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

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HOME TRUTHS

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

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HOME TRUTHS

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

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HOME & ROOMS

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

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HOME TRUTHS

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

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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.

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HOME TRUTHS

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.

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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**

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HOME TRUTHS

Disclaimer

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