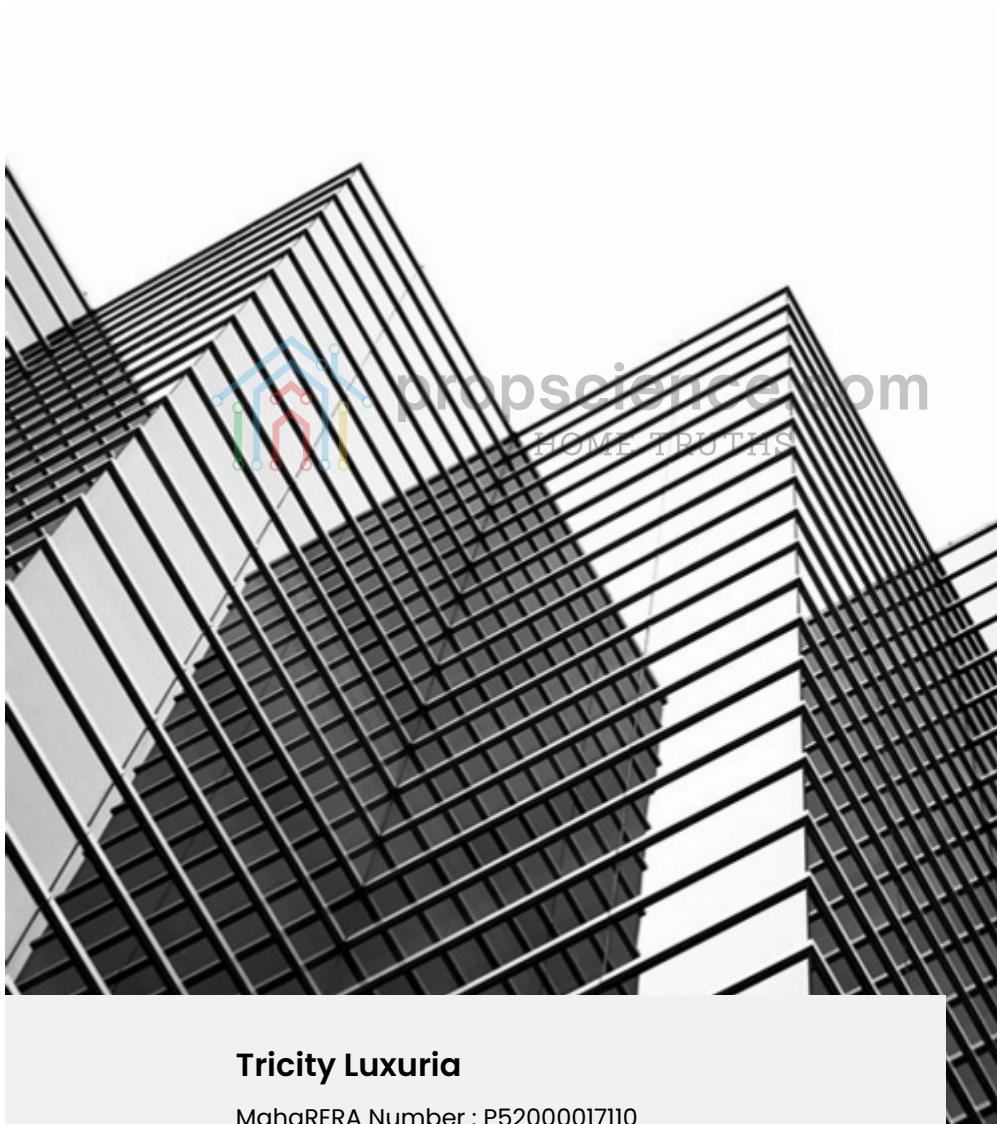


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# PROP REPORT



**Tricity Luxuria**

MahaRERA Number : P52000017110



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

Post Office	Police Station	Municipal Ward
NA	Panvel City Police Station	NA

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.2 Km**
- Navi Mumbai International Airport **7.1 Km**
- Bus Stop **300 Mtrs**
- Khandeshwar Railway Station **1 Km**
- More Hospital and ICU **700 Mtrs**
- St. Joseph's High School, **1.7 Km**
- Orion Mall **2.7 Km**
- D-Mart **3 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Tricity builders are now a certified real estate company ISO 9001: 2008, supported by years of relevant experience to serve its customers and customers with superlative quality host buildings. Based on the real estate market Effervescente Navi Mumbai, the company has many known projects and they are more than approaching its completion. Tricity Realty has two sister's concerns in the form of real estate agents of BKS galaxy and Rekha Sai Realtors. The company is known to apply its maximum efforts, from conception to its completion to provide the highest level of customer satisfaction.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	3550 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,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
Wing A	2	14	6	1 BHK,2 BHK	84
Wing B	2	14	6	1 BHK,2 BHK	84

First Habitable Floor


3rd

## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone
- **Fire Safety** : Sprinkler System, Fire cylinders
- **Sanitation** : There are nallas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS



Configuration	RERA Carpet Range
1 BHK	270 - 300 sqft
2 BHK	455 - 468.7 sqft
1 BHK	270 - 300 sqft
2 BHK	455 - 468.7 sqft

Floor To Ceiling Height

NA

<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

**TRICITY LUXURIA**


**COMMERCIALS**

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 20000	INR 5400000	INR 6000000 to 6670000

2 BHK	INR 17183.7	INR 7830000	INR 8700000 to 8962000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 359000	INR 0

 <p><b>Festive Offers</b></p>	<p>propscience.com HOME TRUTHS</p> <p>The builder is not offering any festive offers at the moment.</p>
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC 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.
January 2020	300	11	INR 5269820	INR 17566.07
December 2019	300	9	INR 5125280	INR 17084.27
November 2019	300	12	INR 5236970	INR 17456.57
November 2019	455	5	INR 7419200	INR 16305.93
October 2019	300	HOME TRUNTS	INR 5149589	INR 17165.3
October 2019	469	4	INR 7169930	INR 15287.7
September 2019	300	9	INR 4500000	INR 15000
September 2019	300	4	INR 4218230	INR 14060.77
August 2019	332	13	INR 5499986	INR 16566.22
August 2019	323	6	INR 4581150	INR 14183.13

July 2019	455	12	INR 7351930	INR 16158.09
July 2019	455	3	INR 6560010	INR 14417.6
June 2019	968	12	INR 5184410	INR 5355.8
June 2019	323	4	INR 4691070	INR 14523.44
May 2019	323	12	INR 5329610	INR 16500.34
May 2019	300	4	INR 4993880	INR 16646.27

TRICITY LUXURIA

# 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	73
Connectivity	65

<b>Infrastructure</b>	86
<b>Local Environment</b>	63
<b>Land &amp; Approvals</b>	36
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	54
<b>Building</b>	78
<b>Layout</b>	38
<b>Interiors</b>	65
<b>Pricing</b>	30
<b>Total</b>	<b>58/100</b>



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HOME TRUTHS

TRICITY LUXURIA

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