PROP REPORT





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 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

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, 9.10 Km
- Chhatrapati Shivaji Maharaj International Airport 8.60 Km
- Bandra Junction, Bandra Terminus, Naupada, Bandra East, 13.70 Km
- Kokilaben Dhirubhai Ambani Hospital OPD Centre: Sports Medicine, Kokilaben
 Dhirubhai Ambani Hospital, 6th Floor, Four Bungalows, Andheri West, 1.90 Km
- Bhavan's College, JP Rd, Old D N Nagar, Munshi Nagar, Andheri West 2.70 Km
- Infiniti Mall, New Link Rd, Phase D, Oshiwara, Andheri West, 600 Mtrs

TRANSCON TRIUMPH
TOWER 1

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|-------------------------|----------------------------|
| NA | 5 | 1 |

TRANSCON TRIUMPH
TOWER 1

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 |

TRANSCON TRIUMPH
TOWER 1

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-----------|-------------------|
| 2022 Ready to move | 2.70 Acre | 2 BHK,3 BHK,4 BHK |

Project Amenities

| Sports | Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
|------------------------|--|
| Leisure | NA |
| Business & Hospitality | Barbeque Pit |
| Eco Friendly Features | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens |

TRANSCON TRIUMPH
TOWER 1

BUILDING LAYOUT

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

| Transcon Triumph Tower 1 | 4 | 41 | 4 | | 16- | 4 |
|--------------------------------|---|----|---|------------|-----|---|
| First Habitable Floor | | | | 7 th floor | | |

Services & Safety

• **Security:** Security System / CCTV,Intercom Facility

Fire Safety: NASanitation: NA

• Vertical Transportation : NA

TRANSCON TRIUMPH TOWER I

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 864 sqft |
| 3 BHK | 1399 sqft |
| 4 BHK | 2324 sqft |

| Floor To Ceiling Height | NA |
|-------------------------|----|
| Views Available | NA |

| Flooring | Marble Flooring, Vitrified Tiles, Anti Skid Tiles |
|------------------------------|--|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

TRANSCON TRIUMPH
TOWER 1

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | INR 35879.63 | INR 31000000 | INR 31000000 |

| 3 ВНК | INR 35739.81 | INR 50000000 | INR 50000000 |
|-------|--------------|--------------|--------------|
| 4 BHK | INR 35499.14 | INR 82500000 | INR 82500000 |

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 O | INR 0 |

| Festive Offers | The builder is not offering any festive offers at the moment. |
|------------------------|---|
| Payment Plan | NA |
| Bank Approved Loans | ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

Transaction History

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

TRANSCON TRIUMPH TOWER 1

ANNEXURE A

| Transection 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 |
| October 2022 | 993 | NA | INR 19080319 | INR 19214.82 |
| October 2022 | 725 | 28 | INR 19684209 | INR 27150.63 |
| October 2022 | 708 | 2 | INR 28463830 | INR 40203.15 |
| October 2022 | 948 | 1 | INR 39042553 | INR 41184.13 |

| October 2022 | 708 | 1 | INR 27659574 | INR 39067.19 |
|-------------------|-----|----|--------------|--------------|
| October 2022 | 708 | 1 | INR 29144681 | INR 41164.8 |
| October 2022 | 948 | 1 | INR 40917021 | INR 43161.41 |
| 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 |
| September 2022 | 858 | NA | INR 26600000 | INR 31002.33 |
| September 2022 | 659 | 2 | INR 23404255 | INR 35514.8 |
| September 2022 | 993 | 8 | INR 17400000 | INR 17522.66 |

| September 2022 | 948 | 1 | INR 37094681 | INR 39129.41 |
|-------------------|-----|---|--------------|--------------|
| September 2022 | 708 | 1 | INR 22821277 | INR 32233.44 |

TRANSCON TRIUMPH
TOWER 1

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 | 15 |
| Infrastructure | 66 |
| Local Environment | 30 |

| Land & Approvals | 56 |
|------------------|--------|
| Project | 64 |
| People | 46 |
| Amenities | 50 |
| Building | 53 |
| Layout | 55 |
| Interiors | 63 |
| Pricing | 30 |
| Total | 49/100 |

TRANSCON TRIUMPH
TOWER 1

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 computergenerated 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-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.