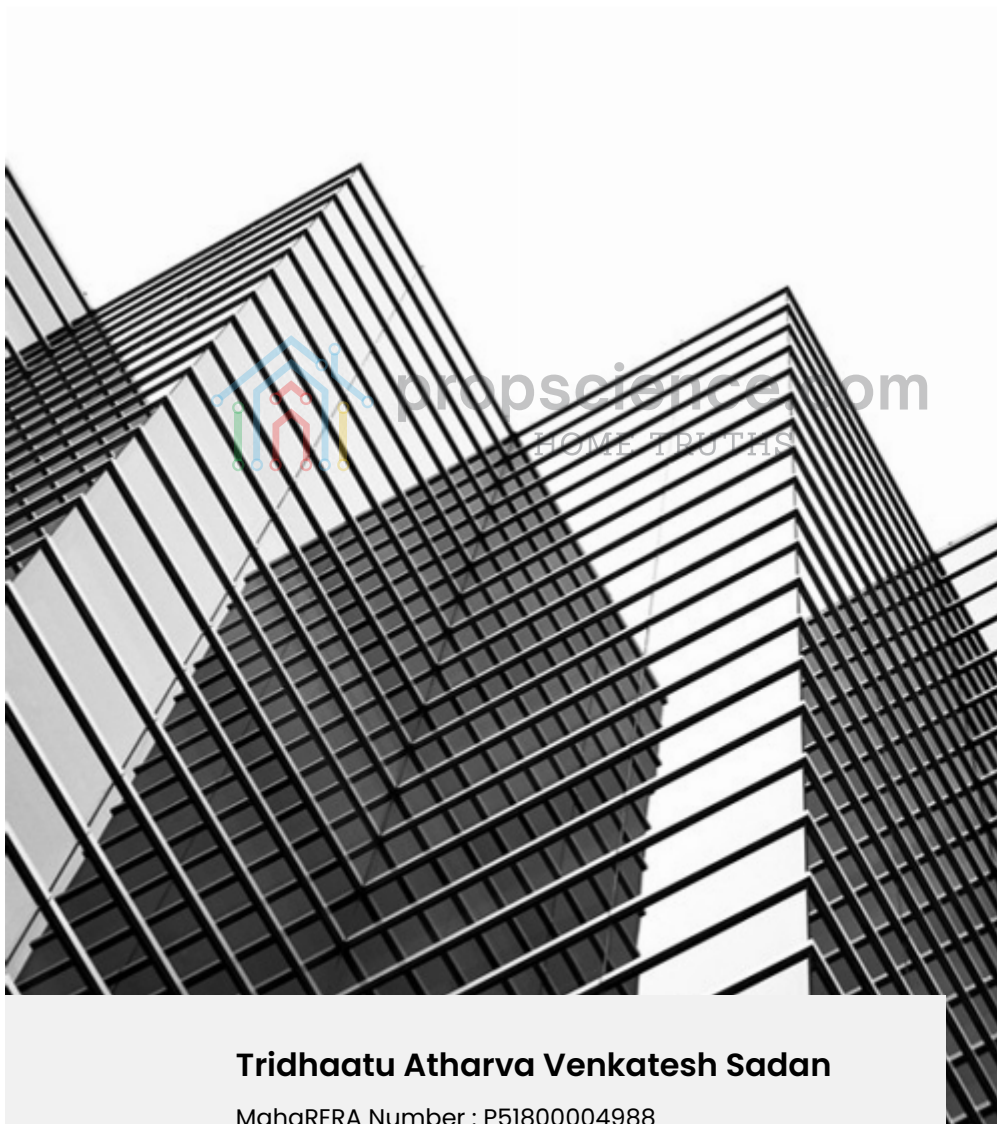


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# PROP REPORT



**Tridhaatu Atharva Venkatesh Sadan**

MahaRERA Number : P51800004988



# 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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

<b>Post Office</b>	<b>Police Station</b>	<b>Municipal Ward</b>
Chembur	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 36 Good AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.1 Km**
- Chembur Phatak / Fine Arts, Postal Colony, Chembur, Mumbai, Maharashtra 400071 **450 Mtrs**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaathan, Chembur, Mumbai, Maharashtra 400071 **750 Mtrs**
- Service Rd, Postal Colony, Chembur, Mumbai, Maharashtra 400071 **850 Mtrs**
- Zen Multi Speciality Hospital **400 Mtrs**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **900 Mtrs**
- K Star Mall **1.2 Km**
- Chembur Market Entry Rd **750 Mtrs**

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## LAND & APPROVALS



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

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# BUILDER & CONSULTANTS

Started in 2003, when three friends from diverse fields of expertise were brought together by a shared dream. The objective was to build a unique real estate company that would be professionally managed, dependable, and set industry-leading standards. They not only built a structure, but also nurtured a framework for indestructible good energy, thanks to a team of devoted specialists at every level. It's simple to replicate what the industry has previously accomplished. It's taking on a new challenge that necessitates extra work. Tridhaatu incorporates subtle, intentional innovations into all they do, resulting in a considerable difference in quality and aesthetics that a consumer perceives after a project is completed. Their work has earned them praise and respect from their clients.

Project Funded By	Architect	Civil Contractor
 HDFC Bank	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	0.24 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tridhaatu Atharva Venkatesh Sadan	2	9	4	2 BHK,3 BHK	36
<b>First Habitable Floor</b>				1 st floor	


### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : NA

- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : Goods Lift

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## FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
 2 BHK	743 - 805 sqft
3 BHK	975 sqft
<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Road View / No View
<b>Flooring</b>	Marble Flooring,Vitrified Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 30500000 to 32900000
3 BHK	--	--	INR 39600000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	NA
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<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank
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### Transaction History

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

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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	48
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
 Project	74
 People	65
Amenities	44
Building	55
Layout	63
Interiors	55
Pricing	30
Total	60/100

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