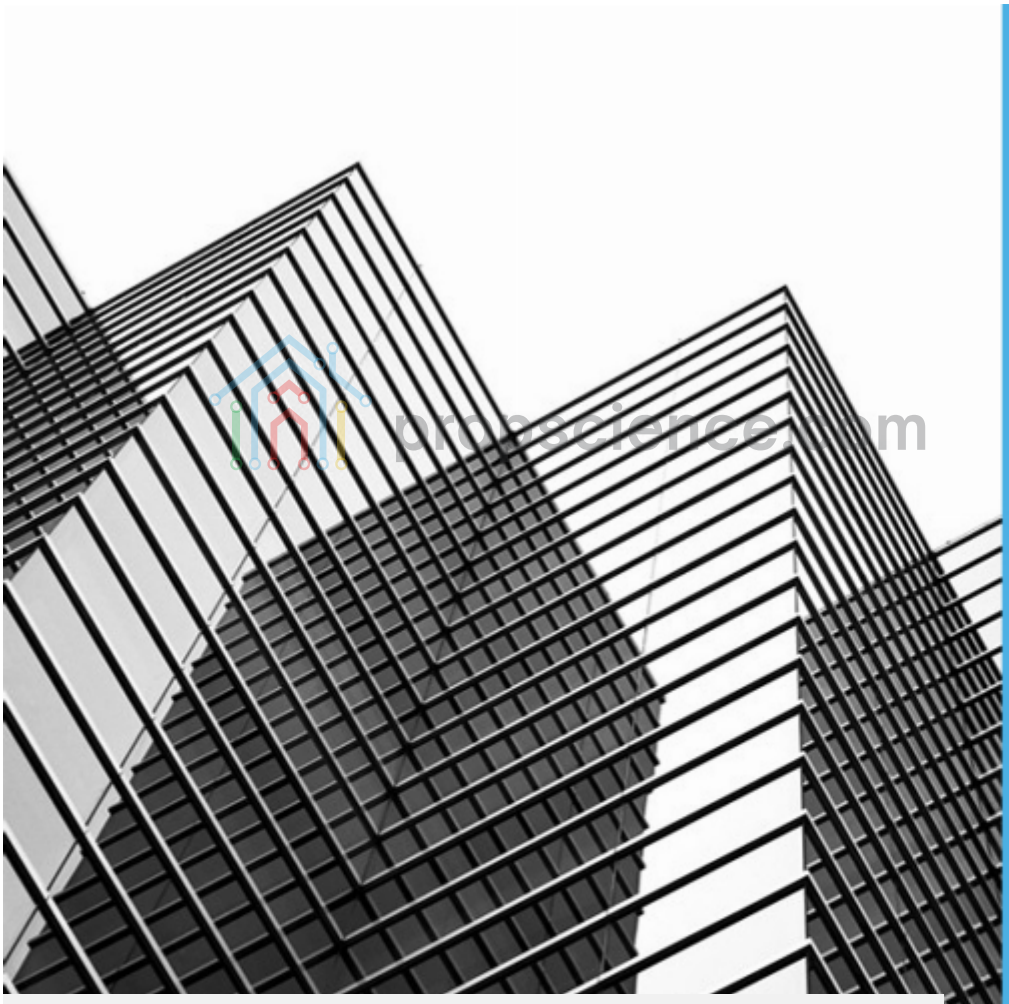
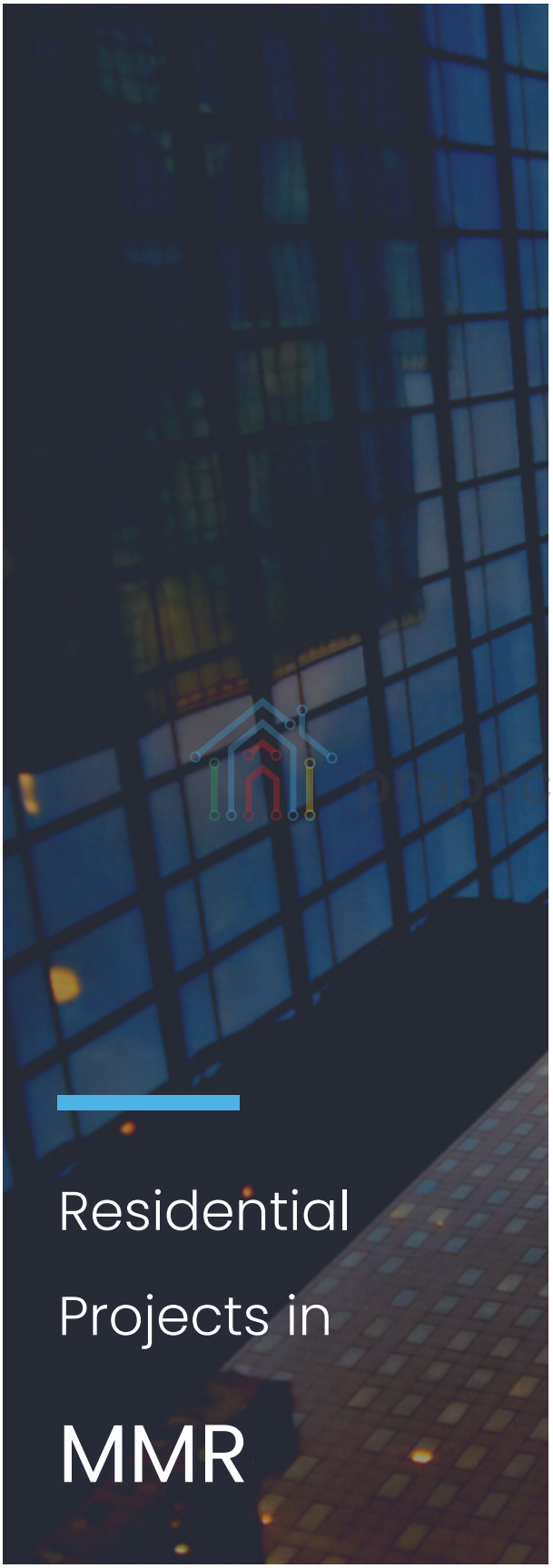
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PROP REPORT



Satyam Trinity Towers

MahaRERA Number : P52000045234



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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 36 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **39.6 Km**
- Sector 36 Bus Stop **1.2 Km**
- Kharghar Railway Station **7.3 Km**
- Panvel Road **2 Km**
- Rana NX Hospital **3.3 Km**
- Vibgyor High School in Kharghar **4.9 Km**
- Seawoods Grand Central Mall, Mumbai, Unit No.S-25,26,108,109-SH, Lower Ground Floor Seawoods Grand Central Mall, Seawoods Station Rd, Seawoods West, Sector 40, Nerul, Mumbai, Maharashtra 400706 **12.5 Km**
- Dinesh Supermarket **650 Mtrs**

SATYAM TRINITY TOWERS

LAND & APPROVALS

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

SATYAM TRINITY TOWERS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	2.5 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Open Stage Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Sky Lounge / Bar,Community Hall,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	3	21	7	1 BHK,2 BHK,3 BHK	147
B Wing	3	21	6	1 BHK,2 BHK,3 BHK	126
C Wing	3	21	7	1 BHK,2 BHK,3 BHK	147
First Habitable Floor				4th Floor	

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	421 sqft
2 BHK	575 - 676 sqft
3 BHK	929 sqft
1 BHK	421 sqft
2 BHK	575 - 676 sqft
3 BHK	929 sqft
1 BHK	421 sqft
2 BHK	575 - 676 sqft
3 BHK	929 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 13721.58	INR 5776786	INR 6500000
2 BHK	INR 14549.69	INR 8366071	INR 9400000 to 11700000
3 BHK	INR 15069.97	INR 14000000	INR 16000000

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

GST	Stamp Duty	Registration
5%	7%	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,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

SATYAM TRINITY TOWERS

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	55
Connectivity	65
Infrastructure	56
Local Environment	100
Land & Approvals	50
Project	64
People	39
Amenities	70
Building	53
Layout	55
Interiors	70

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Pricing	40
Total	**60/100**

SATYAM TRINITY TOWERS

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