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PROP REPORT



Tricity Montview

MahaRERA Number : P51700034413



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

The project is in Sanpada. Sanpada is a residential locality developed by CIDCO. In recent years, the locality has witnessed a healthy growth in development and real estate prices because of its well laid out infrastructure. Sanpada is connected to Mumbai, Thane and Pnavel via the Harbour Line. The Sion-Panvel highway cuts through Sanpada, making the locality further well connected. Sanpada has a very active Senior Citizen Association with more than 400 registered members. Recently, NMMC provided a recreational center for the senior citizens of Sanpada

Post Office	Police Station	Municipal Ward
Sanpada	Sanpada Police Station	Sanpada



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HOME TRUTHS

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 88 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.1 Km**
- Sanpada Police Chowki Bus Stop **650 Mtrs**
- Sanpada Railway Station Road, Sector 2, Sanpada, Navi Mumbai, Maharashtra 400705 **450 Mtrs**
- Mumbai Hwy, **1.5 Km**
- MPCT Hospital **950 Mtrs**
- Jaipuriar School, **2.2 Km**
- Inorbit Mall Vashi **2.6 Km**
- D-Mart **1.2 Km**

TRICITY MONTVIEW

LAND & APPROVALS

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

TRICITY MONTVIEW

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 31st December, 2026	3.5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT



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HOME TRUTHS					
Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tricity Montview	3	25	7	2 BHK,3 BHK	175
First Habitable Floor			5th Floor		

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	605 - 700 sqft
3 BHK	912 sqft

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,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

TRICITY MONTVIEW

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 12400000 to 14350000
3 BHK	--	--	INR 18696000

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

GST	Stamp Duty	Registration
5%	5%	INR 40000
Floor Rise	Parking Charges	Other Charges

NA	INR Stilt Parking – 500000	NA
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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.



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	83
Infrastructure	92
Local Environment	90
Land & Approvals	44
Project	71
People	46
Amenities	56
 Building	55
Layout	56
Interiors	63
Pricing	40
Total	64/100

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HOME TRUTHS

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