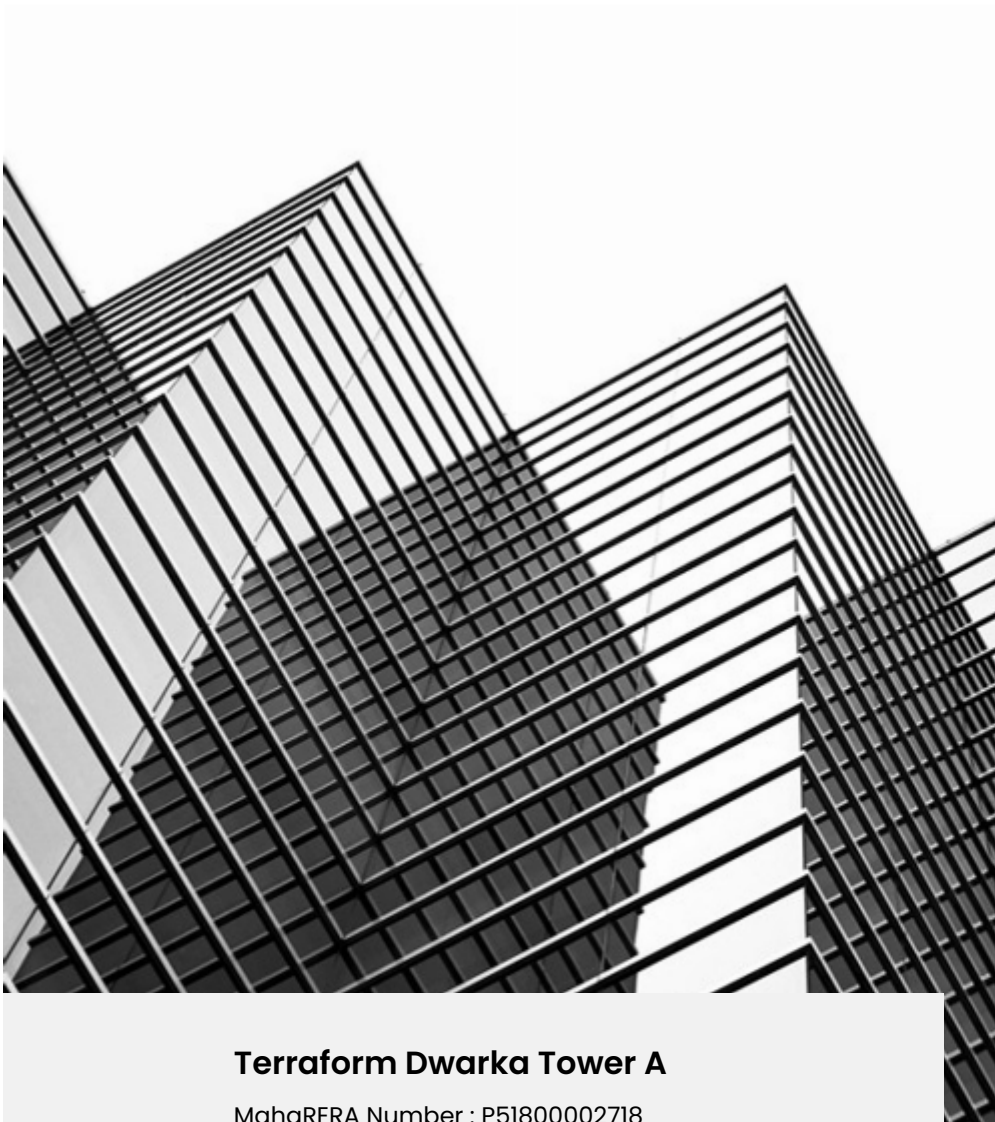


PROP REPORT



Terraform Dwarka Tower A

MahaRERA Number : P51800002718



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 32 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.7 Km**
- Ghatkopar Station Bus Stop **350 Mtrs**
- Vivo Ghatkopar Metro Station **350 Mtrs**
- Ghatkopar Railway Station **350 Mtrs**
- Eastern Express Hwy, Maharashtra **2.3 Km**
- Parakh Hospital **240 Mtrs**
- Ramniranjan Jhunjhunwala College, Station Road Opposite Ghatkopar Railway Station, Ghatkopar West, Mumbai, Maharashtra 400086 **280 Mtrs**
- R City Mall **3 Km**
- R Odeon Mall **800 Mtrs**

TERRAFORM DWARKA

TOWER A

LAND & APPROVALS

Last updated on the MahaRERA website

**On-Going
Litigations**

**RERA Registered
Complaints**

May 2022

36

1

TERRAFORM DWARKA

TOWER A

BUILDER & CONSULTANTS

Everest Developers developed historic developments, but as part of its strategic positioning, Everest Developers is now Terraform Realty. Their residential and commercial complexes have become landmark projects in prominent locations across Mumbai and Thane due to their high utility and customer-centric attitude. Terraform Realty's skilled team of specialists oversees every stage of the purchase process, ensuring that you have a positive experience in all of your undertakings. "Enriching life with nature and technology," they say simply. Their focus hasn't changed in almost 40 years of providing dream homes: Pursuit of Excellence. Their top priority remains the same: their customers.

Project Funded By

Architect

Civil Contractor

HDFC Bank

NA

NA

TERRAFORM DWARKA

TOWER A

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	2.5 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

TERRAFORM DWARKA

TOWER A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Terraform Dwarka - Wing A	2	15	5	1 BHK,2 BHK	75
First Habitable Floor				3rd Floor	

Services & Safety

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

TERRAFORM DWARKA TOWER A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	503 sqft

2 BHK	718 - 763 sqft
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Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	NA
Technology	NA
White Goods	Water Purifier

TERRAFORM DWARKA
TOWER A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 25000	INR 12575000	INR 14412500
2 BHK	INR 25000	INR 17950000	INR 20525000 to 21762500

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 800000	INR 5.5 Lakhs for 1 BHK , 7.5 Lakhs for 2 BHK, 9.5 :akhs for 3 BHK i.e it includes 1 year maintenance

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank Approved
Loans**

Bank of Baroda,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

TERRAFORM DWARKA
TOWER A

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	716	6	INR 16956166	INR 23681.8
July 2022	716	4	INR 17276166	INR 24128.72
June 2022	716	8	INR 17061880	INR 23829.44
March 2022	487	4	INR 11950483	INR 24538.98
February 2022	486	5	INR 11760007	INR 24197.55
January 2022	733	15	INR 18057092	INR 24634.5

December 2021	718	2	INR 16317945	INR 22726.94
July 2021	716	5	INR 15000000	INR 20949.72
March 2021	716	9	INR 17585000	INR 24560.06
December 2020	715	11	INR 16456000	INR 23015.38
November 2020	486	3	INR 12122300	INR 24943
October 2020	715	12	INR 16186720	INR 22638.77
February 2020	747	13	INR 16052081	INR 21488.73

TERRAFORM DWARKA
TOWER 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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	76
People	55
Amenities	42
Building	63
Layout	59
Interiors	63
Pricing	50
Total	63/100

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