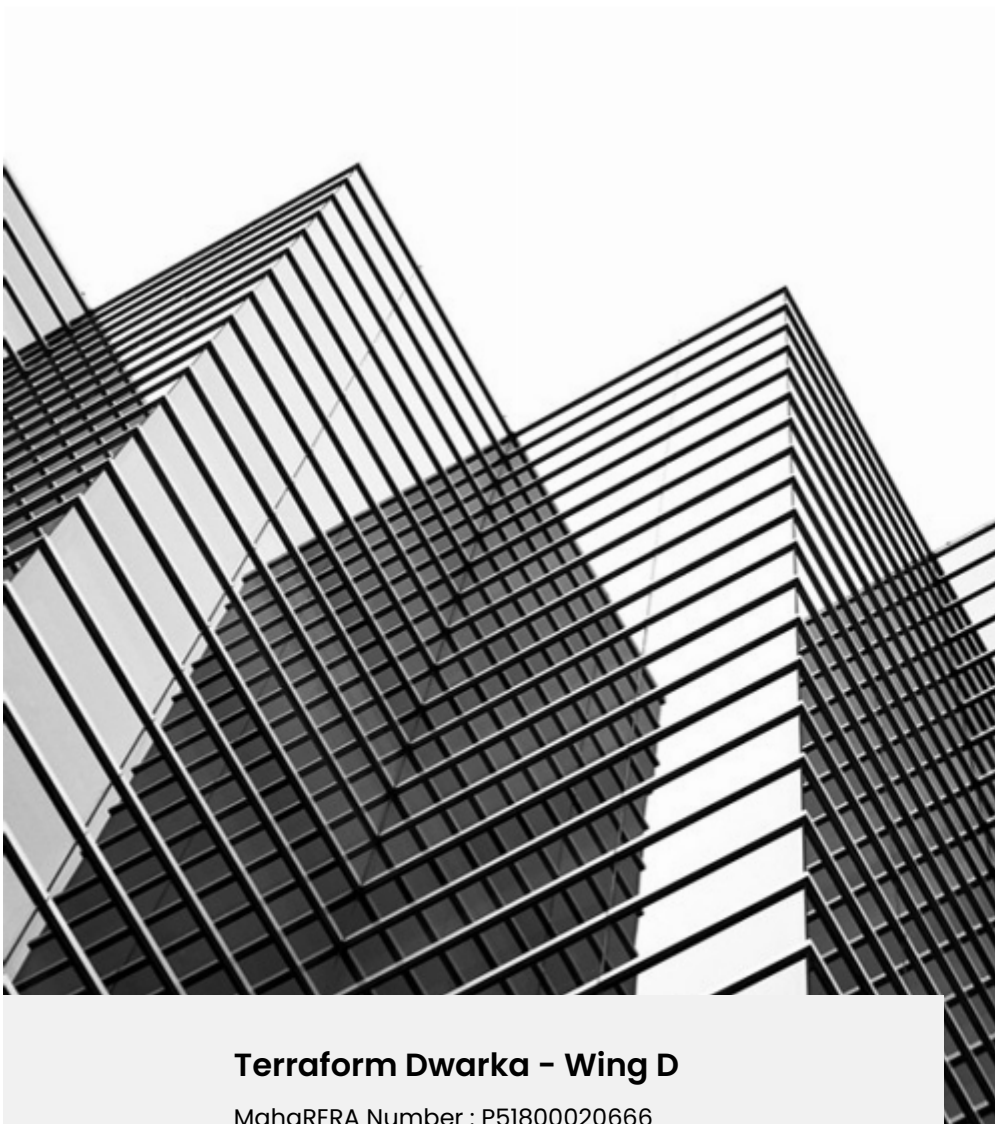


propscience.com

# PROP REPORT



**Terraform Dwarka – Wing D**

MahaRERA Number : P51800020666



# 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 69 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 Station **350 Mtrs**
- Eastern Express Hwy, Maharashtra **2.3 Km**
- H. J. Doshi Ghatkopar Hindu Sabha Hospital **600 Mtrs**
- K. J. Somaiya College Of Arts And Commerce **2.1 Km**
- R City Mall **3 Km**
- R Odeon Mall **800 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	35	1

## 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

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	2.07 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

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Terraform Dwarka - Wing D	2	15	7	1 BHK,2 BHK	105
First Habitable Floor				3rd Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,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 - WING D
---------------------------

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 - 400 sqft

2 BHK	552 sqft
-------	----------

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

TERRAFORM DWARKA – WING D	
------------------------------	--

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
---------------	---------------	-----------------	-----------

1 BHK	INR 24500	INR 8575000	INR 10012500 to 11360000
2 BHK	INR 26500	INR 14628000	INR 16870800

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

GST	Stamp Duty	Registration
12%	0%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 800000	INR Rs. 5.5 Lakhs for 1 BHK , Rs. 7.5 lakhs for 2 BHK includes 1 yr maintenance

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,SBI Bank

### Transaction History

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



TERRAFORM DWARKA -

WING D

## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>January 2023</b>	337	NA	INR 7951200	INR 23594.07
<b>October 2022</b>	364	NA	INR 8966548	INR 24633.37
<b>September 2022</b>	364	NA	INR 8109441	INR 22278.68
<b>September 2022</b>	339	NA	INR 8705000	INR 25678.47
<b>August 2022</b>	364	NA	INR 8966584	INR 24633.47
<b>July 2022</b>	364	NA	INR 9205631	INR 25290.2
<b>April 2022</b>	386	NA	INR 10859714	INR 28133.97
<b>February 2022</b>	529	NA	INR 14982846	INR 28322.96

<b>January 2022</b>	529	NA	INR 15604000	INR 29497.16
<b>October 2021</b>	338	NA	INR 8199791	INR 24259.74
<b>July 2021</b>	529	NA	INR 14855855	INR 28082.9
<b>April 2021</b>	529	NA	INR 16139143	INR 30508.78
<b>February 2021</b>	338	NA	INR 7852500	INR 23232.25
<b>December 2020</b>	386	NA	INR 11000000	INR 28497.41
<b>October 2020</b>	338	NA	INR 9301199	INR 27518.34
<b>September 2020</b>	386	NA	INR 10800000	INR 27979.27
<b>August 2020</b>	386	NA	INR 8800000	INR 22797.93
<b>August 2020</b>	529	NA	INR 13248000	INR 25043.48
<b>February 2020</b>	529	NA	INR 13778000	INR 26045.37

## 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	71
People	55

<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	38
<b>Pricing</b>	50
<b>Total</b>	<b>60/100</b>

TERRAFORM DWARKA –  
WING D

### 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 computer-generated 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 or data collected by these third parties or for any virus or destructive properties that may be present on 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.