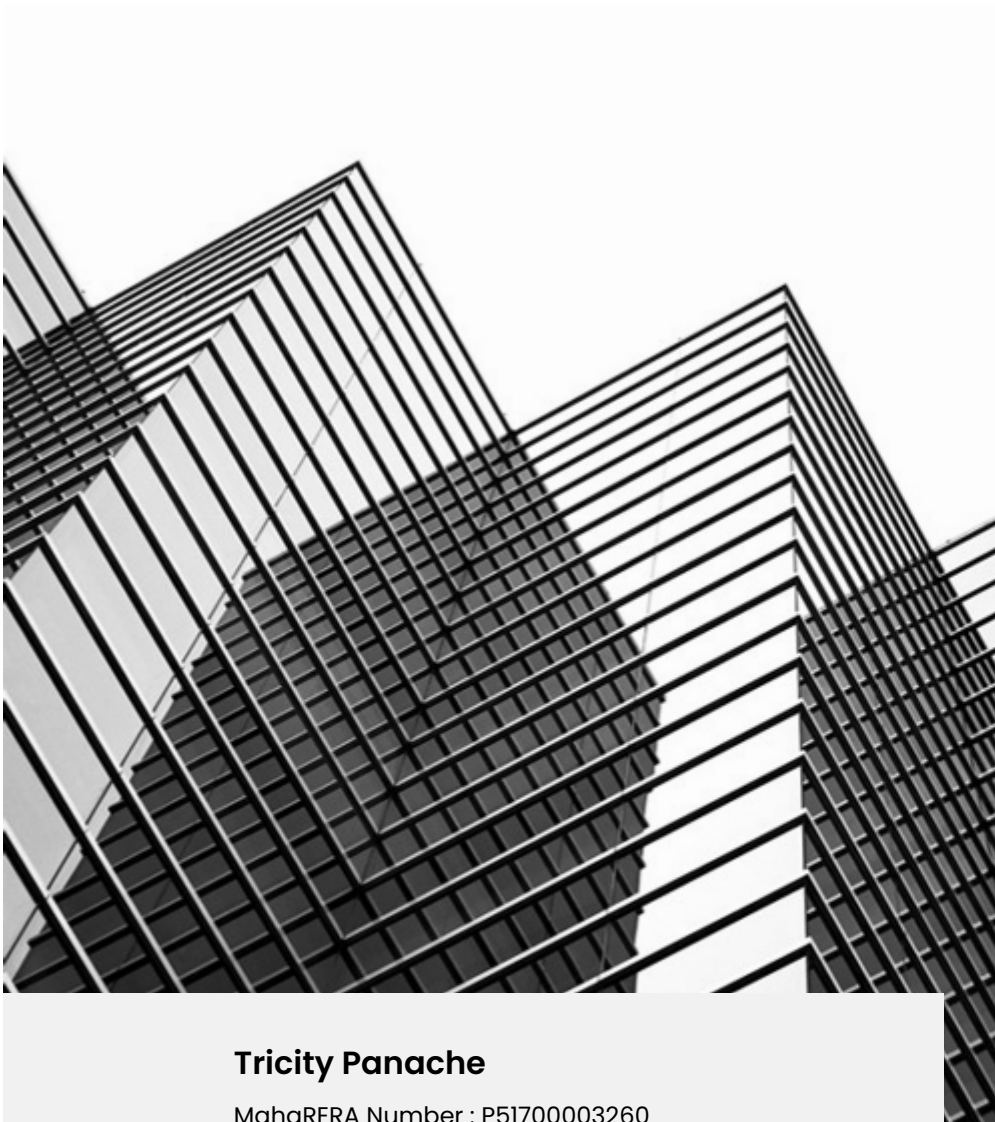


propscience.com

PROP REPORT



Tricity Panache

MaharERA Number : P51700003260



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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Nerul Node-III	Nerul Police Station	Seawoods

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 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **31.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **31.4 Km**
- Bus stop **350 Mtrs**
- Seawoods Railway Station **800 Mtrs**
- Palm Beach Road **2 Km**
- Suyash Hospital **500 Mtrs**
- Don Bosco Hlgh School **500 Mtrs**
- Seawoods Grand Central Mall **750 Mtrs**
- D-Mart **350 Mtrs**

TRICITY PANACHE

LAND & APPROVALS

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

TRICITY PANACHE

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

TRICITY PANACHE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	1800 Sqmt	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Indoor Games Area
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Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

TRICITY PANACHE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tricity Panache	2	14	4	2 BHK,3 BHK	56

First Habitable Floor

3rd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	430 – 484 sqft
3 BHK	516 – 602 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA
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TRICITY PANACHE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 31404.96	INR 14725000	INR 15500000 to 16000000
3 BHK	INR 33928.57	INR 18525000	INR 19500000 to 21500000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	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,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

TRICITY PANACHE

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	86
Local Environment	100
Land & Approvals	36
Project	64
People	46
Amenities	62
Building	78
Layout	63
Interiors	65
Pricing	40
Total	66/100

TRICITY PANACHE

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