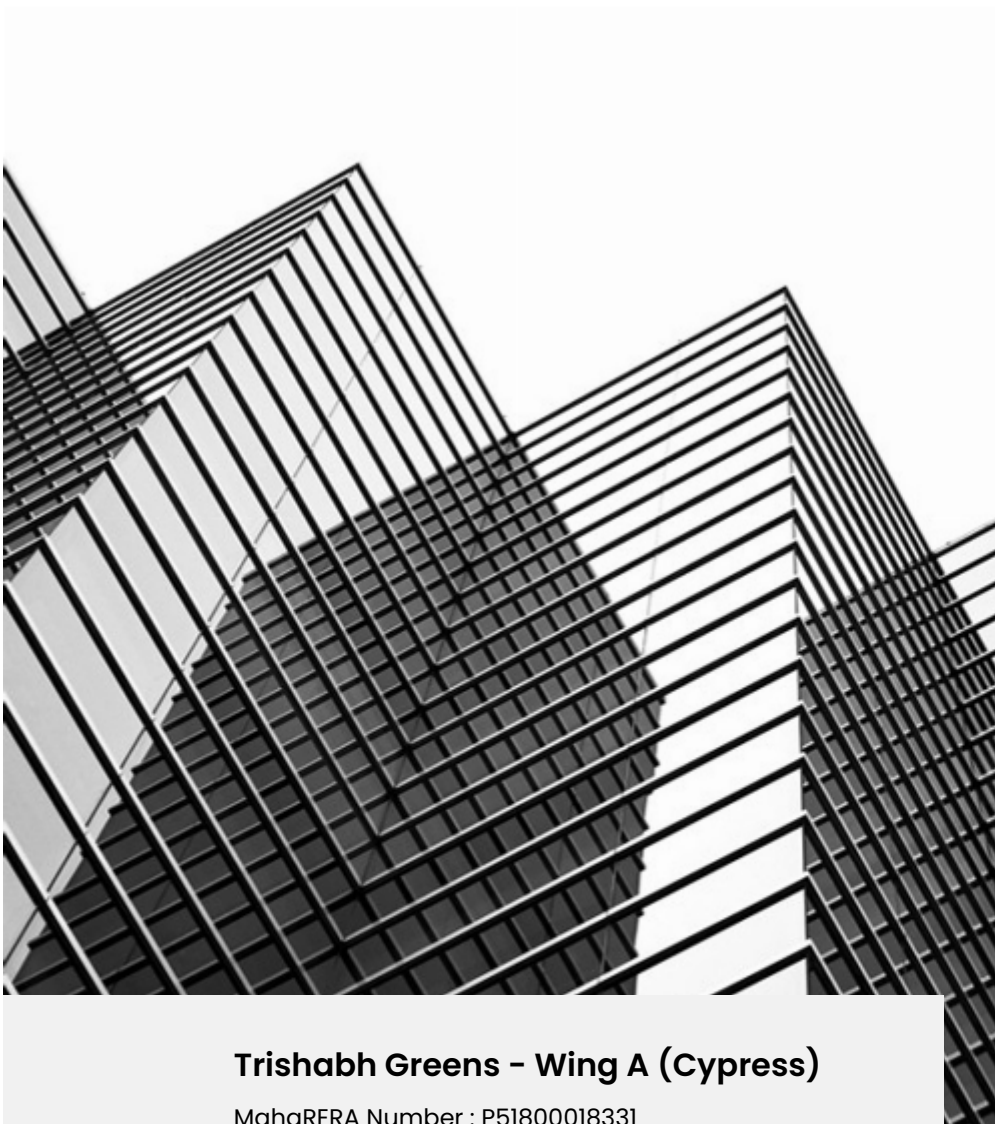


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PROP REPORT



Trishabh Greens - Wing A (Cypress)

MahaRERA Number : P51800018331



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 89 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.3 Km**
- Chembur Naka, VN Purav Marg, Ganesh Nagar, Postal Colony, Chembur, Mumbai, Maharashtra 400071 **270 Mtrs**
- Chembur Monorail Station **1 Km**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.7 Km**
- Sion - Trombay Rd, Chembur, Mumbai, Maharashtra **850 Mtrs**
- Zen Multi Speciality Hospital in Mumbai, Plot No, 425, 10th Rd, near Sandu Garden, Jai Ambe Nagar, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **600 Mtrs**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **1.3 Km**
- K Star Mall, VN Purav Marg, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **2 Km**
- Society Stores, Opp. Apna Sahakari Bank & SBI Near Joy Hospital, DK Sandu Marg, near Sandhu Garden, Chembur (E, Mumbai, Maharashtra 400071 **450 Mtrs**

TRISHABH GREENS - WING
A (CYPRESS)

LAND & APPROVALS

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

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BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

TRISHABH GREENS - WING A (CYPRESS)	
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PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2022	518.21 Sqmt	3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Green Zone,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Cypress	2	13	1	3 BHK	13
First Habitable Floor				1st Floor	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	985 – 1069 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Stainless Steel Sink,Safety door
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

TRISHABH GREENS – WING
A (CYPRESS)

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 27500	INR 27087500	INR 27087500 to 29397500

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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI 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	48
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	74
People	39

Amenities	42
Building	55
Layout	70
Interiors	45
Pricing	30
Total	58/100

TRISHABH GREENS - WING
A (CYPRESS)

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