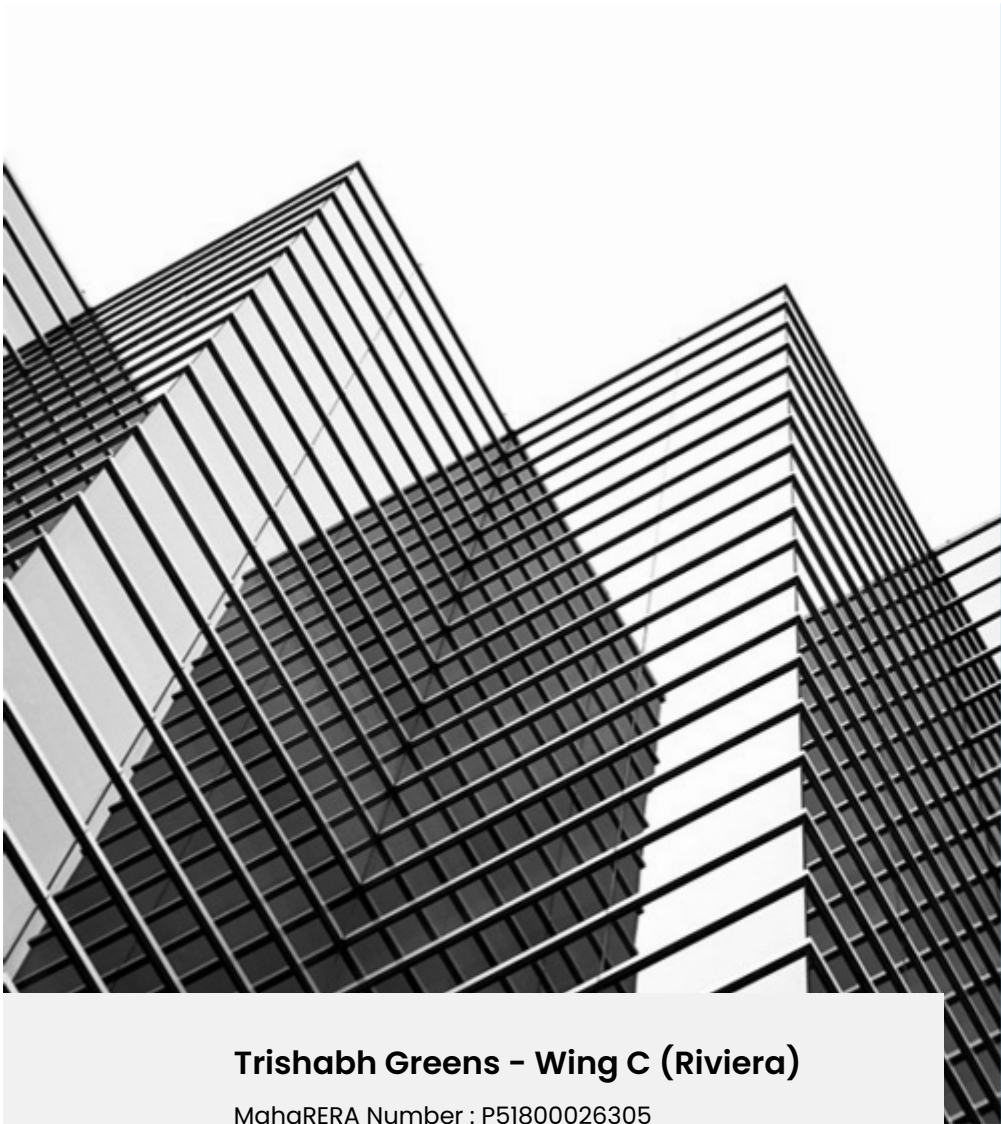


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PROP REPORT



Trishabh Greens - Wing C (Riviera)

MahaRERA Number : P51800026305



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
C (RIVIERA)

LAND & APPROVALS

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

TRISHABH GREENS - WING
C (RIVIERA)

BUILDER & CONSULTANTS



| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

| | |
|---------------------------------------|--|
| TRISHABH GREENS – WING C (RIVIERA) | |
|---------------------------------------|--|

PROJECT & AMENITIES



| Time Line | Size | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2026 | 2400 Sqmt | 2 BHK |

Project Amenities

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

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Riviera | 2 | 13 | 4 | 2 BHK | 52 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

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

FLAT INTERIORS

| | |
|----------------------|--------------------------|
| Configuration | RERA Carpet Range |
| 2 BHK | 613 – 786 sqft |

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

| | |
|---|--|
| Flooring | Marble Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing | NA |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

TRISHABH GREENS – WING
C (RIVIERA)

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 27500 | INR 16857500 | INR 16857500 to 21615000 |

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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI 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 | 63 |
| Interiors | 55 |
| Pricing | 30 |
| Total | 59/100 |

TRISHABH GREENS - WING
C (RIVIERA)

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