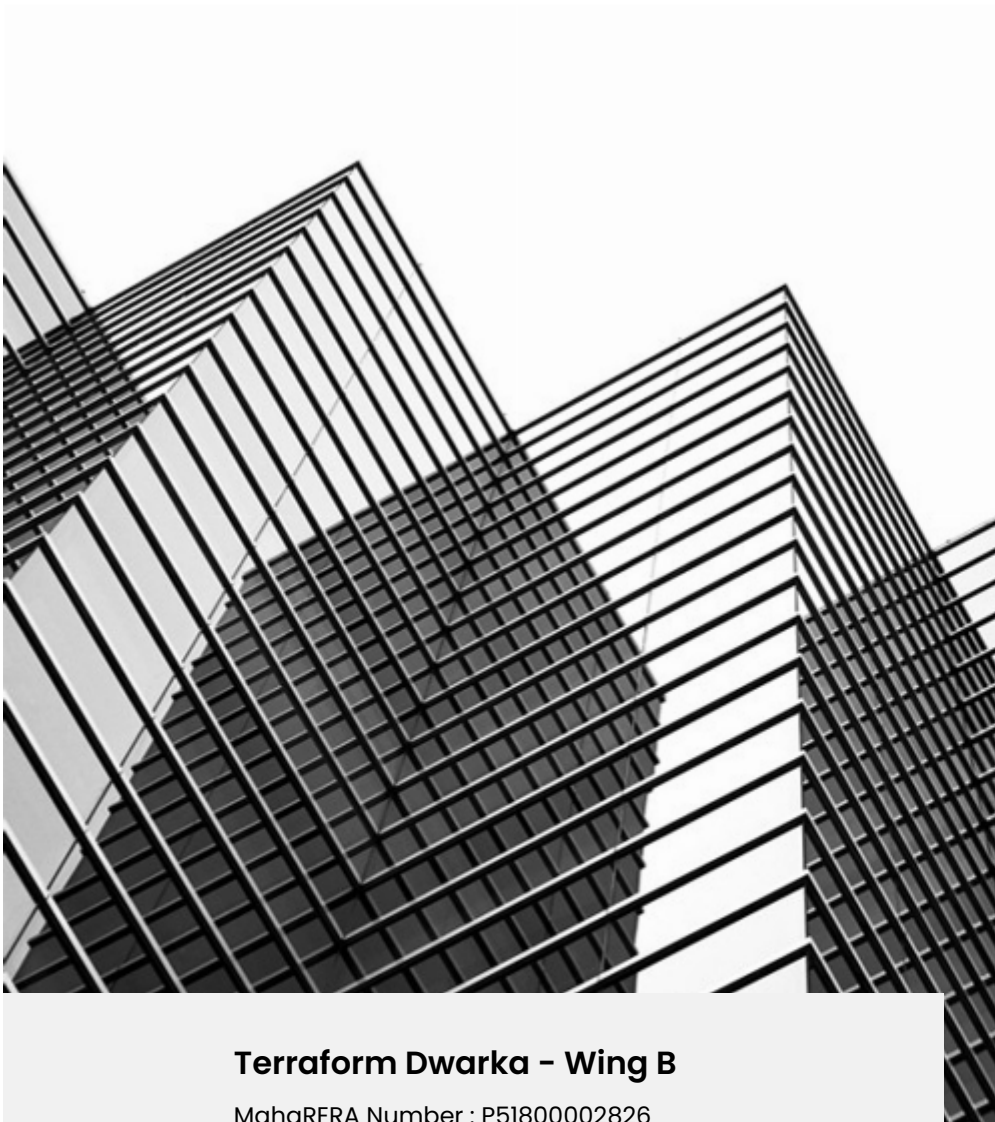


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PROP REPORT



Terraform Dwarka – Wing B

MahaRERA Number : P51800002826



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 30 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**
- 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**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 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, 2022	8412.20 Sqmt	2 BHK,3 BHK

Project Amenities

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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Terraform Dwarka Wing B	2	15	4	2 BHK,3 BHK	60
First Habitable Floor				3rtd Floor	

Services & Safety

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

TERRAFORM DWARKA –
WING B

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	733 – 787 sqft

3 BHK	945 – 1143 sqft
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Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

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

TERRAFORM DWARKA – WING B	
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	INR 27500	INR 20157500	INR 22953250 to 24586750
3 BHK	INR 27500	INR 25987500	INR 29566250 to 35555750

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 and 9.5 Lakhs for 3 BHK includes 1 yr 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,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 B

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	934	3	INR 20334373	INR 21771.28
January 2022	944	4	INR 24298386	INR 25739.82
July 2021	1023	9	INR 19800000	INR 19354.84
February 2021	912	6	INR 24307442	INR 26652.9
December 2020	1023	12	INR 23562000	INR 23032.26
December 2020	1023	13	INR 23562000	INR 23032.26
October 2020	1094	14	INR 26289000	INR 24030.16
February 2020	912	8	INR 24853500	INR 27251.64

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

Amenities	56
Building	65
Layout	63
Interiors	55
Pricing	40
Total	63/100

TERRAFORM DWARKA –
WING B

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