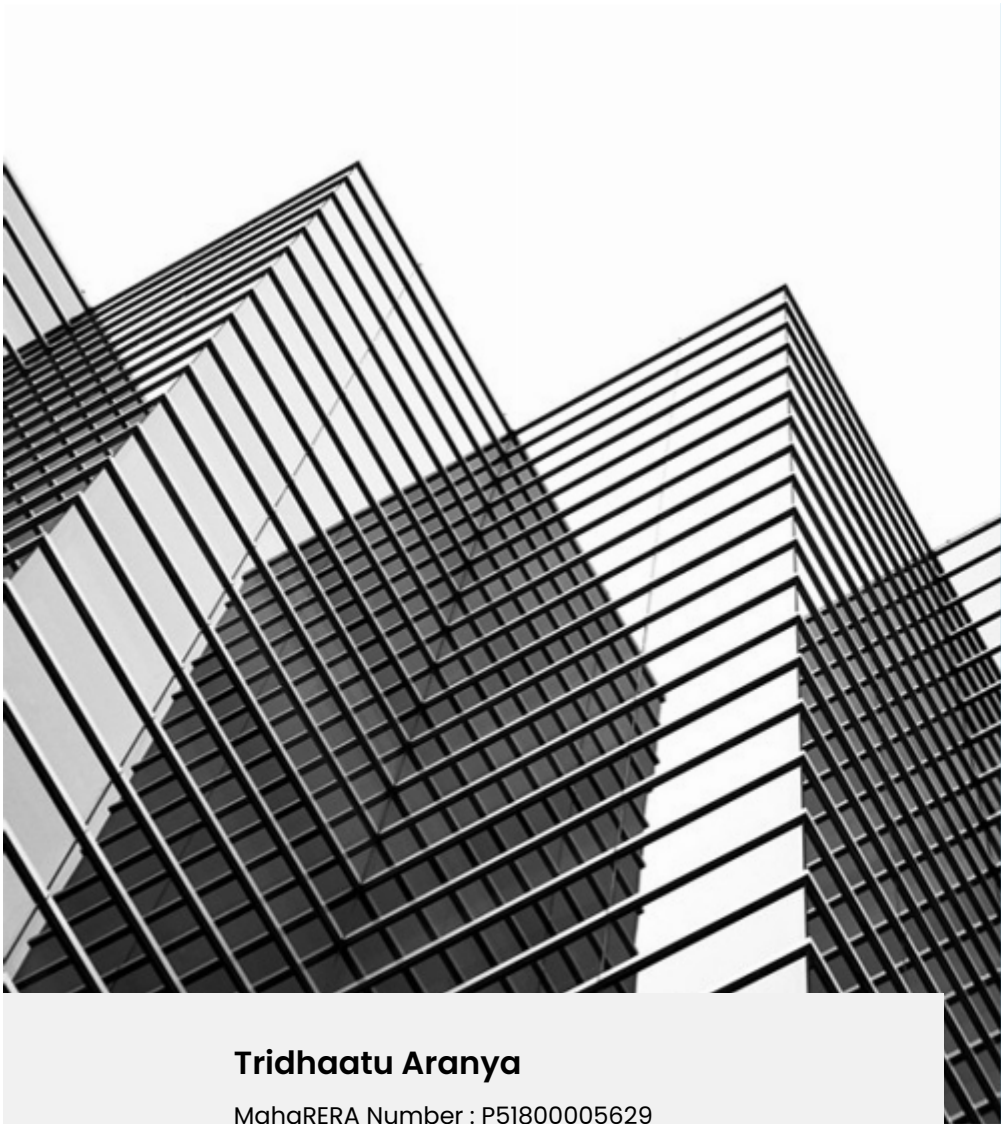


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PROP REPORT



Tridhaatu Aranya

MahaRERA Number : P51800005629



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
T.F.Donar	Mankhurd Police Station	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 40 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.2 Km**
- Deonar Depot **1.7 Km**
- Chembur Monorail Station **3.9 Km**
- Govandi Railway Station **3.4 Km**
- Freeway **2 Km**
- BARC Hospital **750 Mtrs**
- The Gateway School Of Mumbai, Sion-Trombay Road, Chembur East, next to Deonar Bus Depot, Mumbai, Maharashtra 400088 **1 Km**
- K Star Mall **2.5 Km**
- Sahakari Bhandar **1.8 Km**

TRIDHAATU ARANYA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

TRIDHAATU ARANYA

BUILDER & CONSULTANTS

Started in 2003, when three friends from diverse fields of expertise were brought together by a shared dream. The objective was to build a unique real estate company that would be professionally managed, dependable, and set industry-leading standards. They not only built a structure, but also nurtured a framework for indestructible good energy, thanks to a team of devoted specialists at every level. It's simple to replicate what the industry has previously accomplished. It's taking on a new challenge that necessitates extra work. Tridhaatu incorporates subtle, intentional innovations into all they do, resulting in a considerable difference in quality and aesthetics that a consumer perceives after a project is completed. Their work has earned them praise and respect from their clients.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

TRIDHAATU ARANYA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	0.55 Acre	4 BHK,5 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

TRIDHAATU ARANYA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tridhaatu Aranya	4	32	2	4 BHK,5 BHK	64
First Habitable Floor				2nd Floor	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	1992 - 2330.73 sqft
5 BHK	5008 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	WIFI enabled
White Goods	Modular Kitchen

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 81800000 to 95700000
5 BHK	--	--	INR 200100000

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

GST	Stamp Duty	Registration
5%	6%	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	Construction Linked Payment

**Bank Approved
Loans**

Axis Bank,Bank of India,DHFL Bank,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.

TRIDHAATU ARANYA

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	73
Infrastructure	86
Local Environment	80
Land & Approvals	44

Project	74
People	56
Amenities	56
Building	55
Layout	73
Interiors	63
Pricing	40
Total	62/100

TRIDHAATU ARANYA

Disclaimer

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