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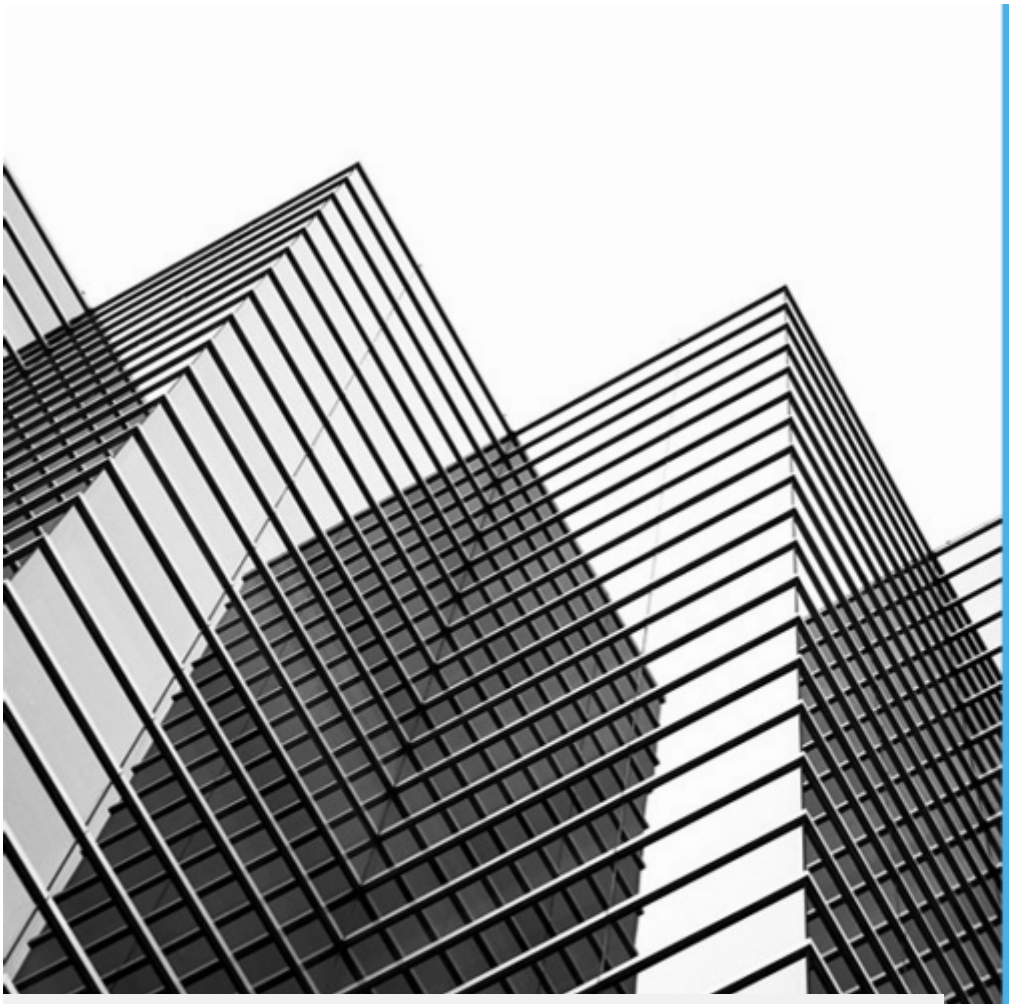
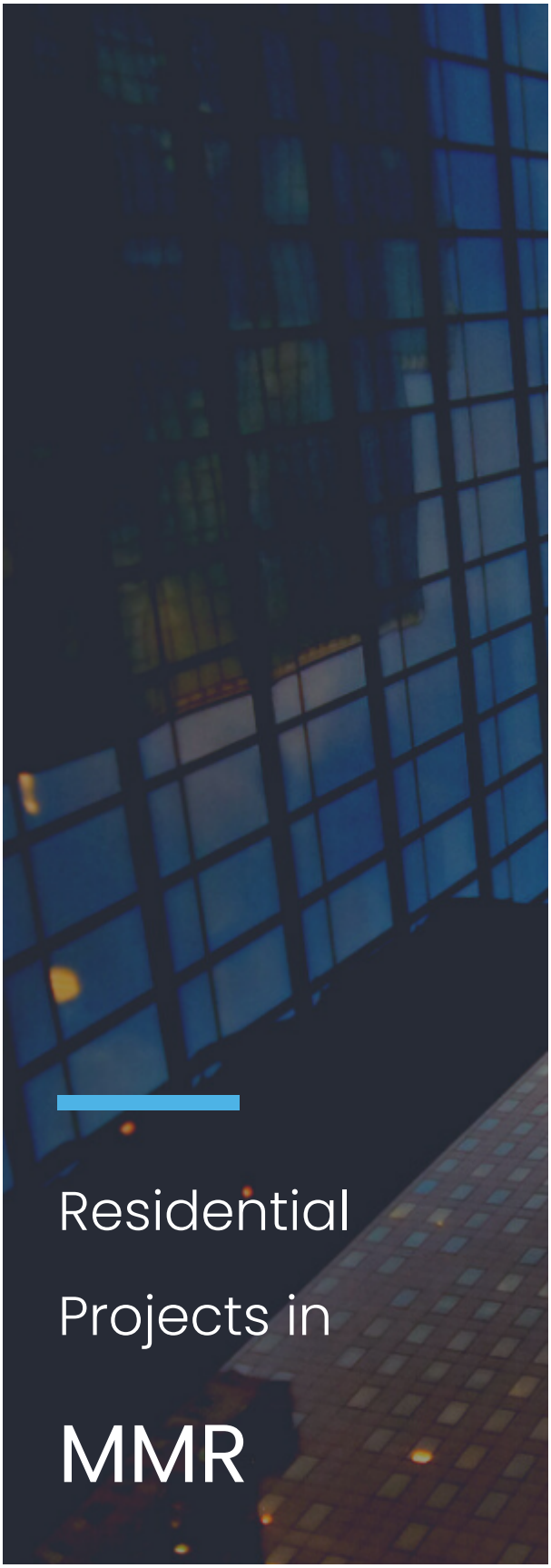
PROP REPORT



Tridhaatu Kshitij

MahaRERA Number : P51900009306



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 Mahim. Mahim is a neighbourhood in Mumbai, India. The Mahim railway station is in the Mahim area, on the Mumbai suburban railway on the Western Railway line. Mahim is diverse and has a church, mosque and fire-temple existing within a few meters of each other. The name Mahim is derived from the ancient Mahikavati meaning "miraculous" in Sanskrit.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Matunga Railway Station **500 Mtrs**
- Hinduja Hospital **850 Mtrs**
- Bombay Scottish School **850 Mtrs**

TRIDHAATU KSHITIJ

LAND & APPROVALS

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

June 2022	NA	1

TRIDHAATU KSHITIJ

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 KSHITIJ

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2020	1 Acre	2 BHK,3 BHK,4.5 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

TRIDHAATU KSHITIJ

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	5	33	2	2 BHK,3 BHK	66
B Wing	5	30	2	3 BHK,4.5 BHK	60

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

TRIDHAATU KSHITIJ

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	937 - 943 sqft
3 BHK	1514 - 1521 sqft
3 BHK	1157 - 1257 sqft
4.5 BHK	2189 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

TRIDHAATU KSHITIJ

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 58804.7	--	INR 55100000 to 55500000
3 BHK	INR 58190.22	--	INR 67700000 to 88600000
4.5 BHK	INR 58656.92	--	INR 128400000

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 1500000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2020	1386	25	INR 44700000	INR 32251.08

August 2019	1386	22	INR 64000000	INR 46176.05

TRIDHAATU KSHITIJ

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	65
Connectivity	33
Infrastructure	40
Local Environment	30
Land & Approvals	44
Project	64
People	48

Amenities	30
Building	53
Layout	58
Interiors	30
Pricing	30
Total	**44/100**

Disclaimer

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