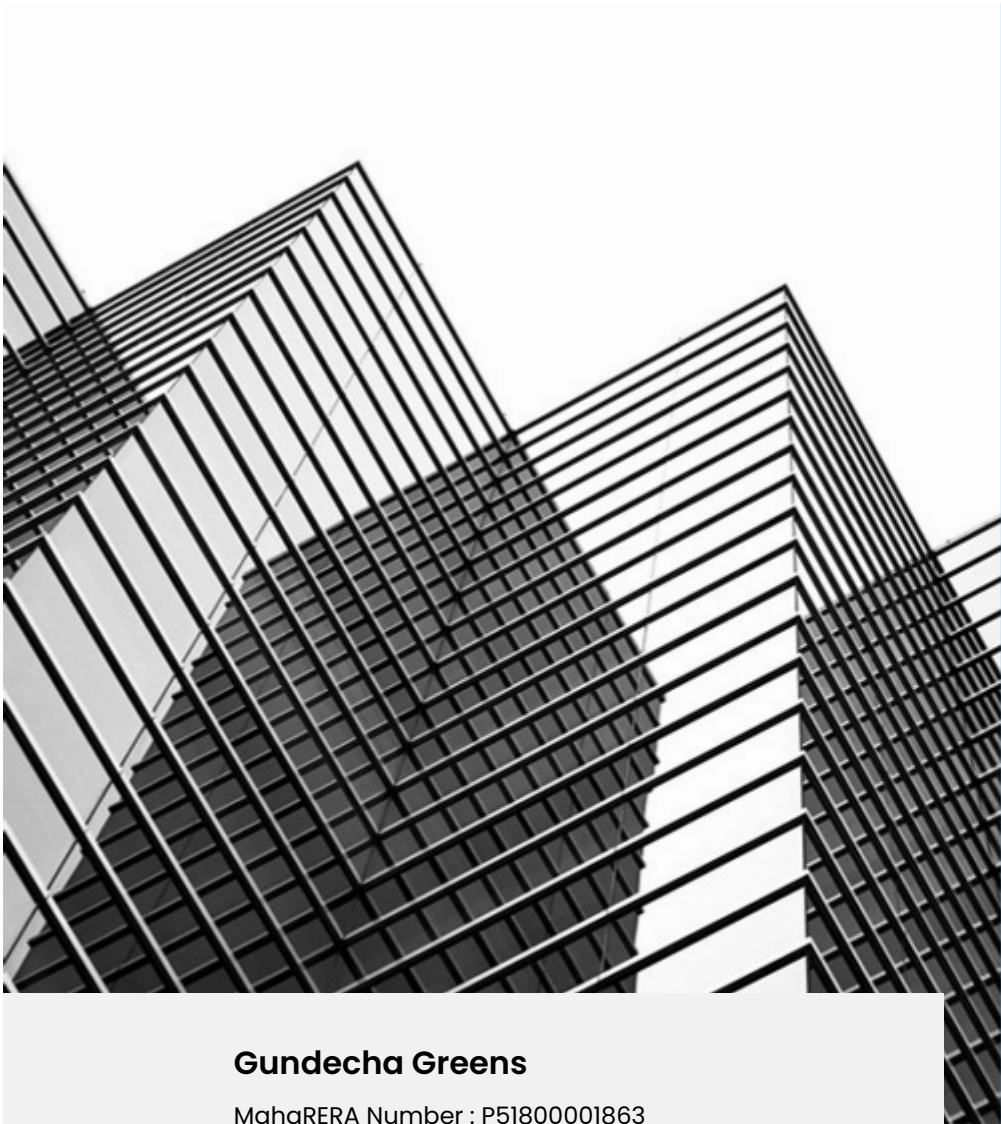


propscience.com

# PROP REPORT



**Gundecha Greens**

MahaRERA Number : P51800001863



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Charkop Metro Station **8.1 Km**
- Borivali Railway Station **5.3 Km**
- Shatabdi Hospital **6.3 Km**
- Fatimadevi English High School **5.7 Km**
- Infiniti Mall Malad **8.3 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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

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## PROJECT & AMENITIES

| Time Line                        | Size     | Typography                       |
|----------------------------------|----------|----------------------------------|
| Completed on 31st December, 2022 | 2.6 Acre | 1 BHK,2 BHK,2.5 BHK,3 BHK,Studio |

### Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Swimming Pool,Jogging Track              |
| <b>Leisure</b>                    | NA                                       |
| <b>Business &amp; Hospitality</b> | NA                                       |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Landscaped Gardens |

## GUNDECHA GREENS

# BUILDING LAYOUT

| Tower Name      | Number of Lifts | Total Floors | Flats per Floor | Configurations                   | Dwelling Units |
|-----------------|-----------------|--------------|-----------------|----------------------------------|----------------|
| Gundecha Greens | 2               | 14           | 4               | 1 BHK,2 BHK,2.5 BHK,3 BHK,Studio | 56             |

|                              |    |
|------------------------------|----|
| <b>First Habitable Floor</b> | NA |
|------------------------------|----|

## Services & Safety

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

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 393 - 415 sqft    |
| 2 BHK         | 441 - 657 sqft    |
| 2.5 BHK       | 680 sqft          |
| 3 BHK         | 1000 sqft         |
| Studio        | 238 sqft          |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |    |
|------------------------------|----|
| Flooring                     | NA |
| Joinery, Fittings & Fixtures | NA |
| Finishing                    | NA |
| HVAC Service                 | NA |

|                    |    |
|--------------------|----|
| <b>Technology</b>  | NA |
| <b>White Goods</b> | NA |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| Studio        | INR 26050.42  | --              | INR 6200000  |
| 1 BHK         | INR 24096.39  | --              | INR 10000000 |
| 2 BHK         | INR 22831.05  | --              | INR 15000000 |
| 2.5 BHK       | INR 27941.18  | --              | INR 19000000 |
| 3 BHK         | INR 22500     | --              | INR 22500000 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 0%                     | 0                    |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |

|    |    |    |
|----|----|----|
| NA | NA | NA |
|----|----|----|

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA  |
| <b>Bank Approved Loans</b> | NA  |

**Transaction History**

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

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# 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    |



|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 30            |
| <b>Infrastructure</b>       | 24            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 60            |
| <b>People</b>               | 30            |
| <b>Amenities</b>            | 30            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 41            |
| <b>Interiors</b>            | 30            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>39/100</b> |

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GUNDECHA GREENS

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