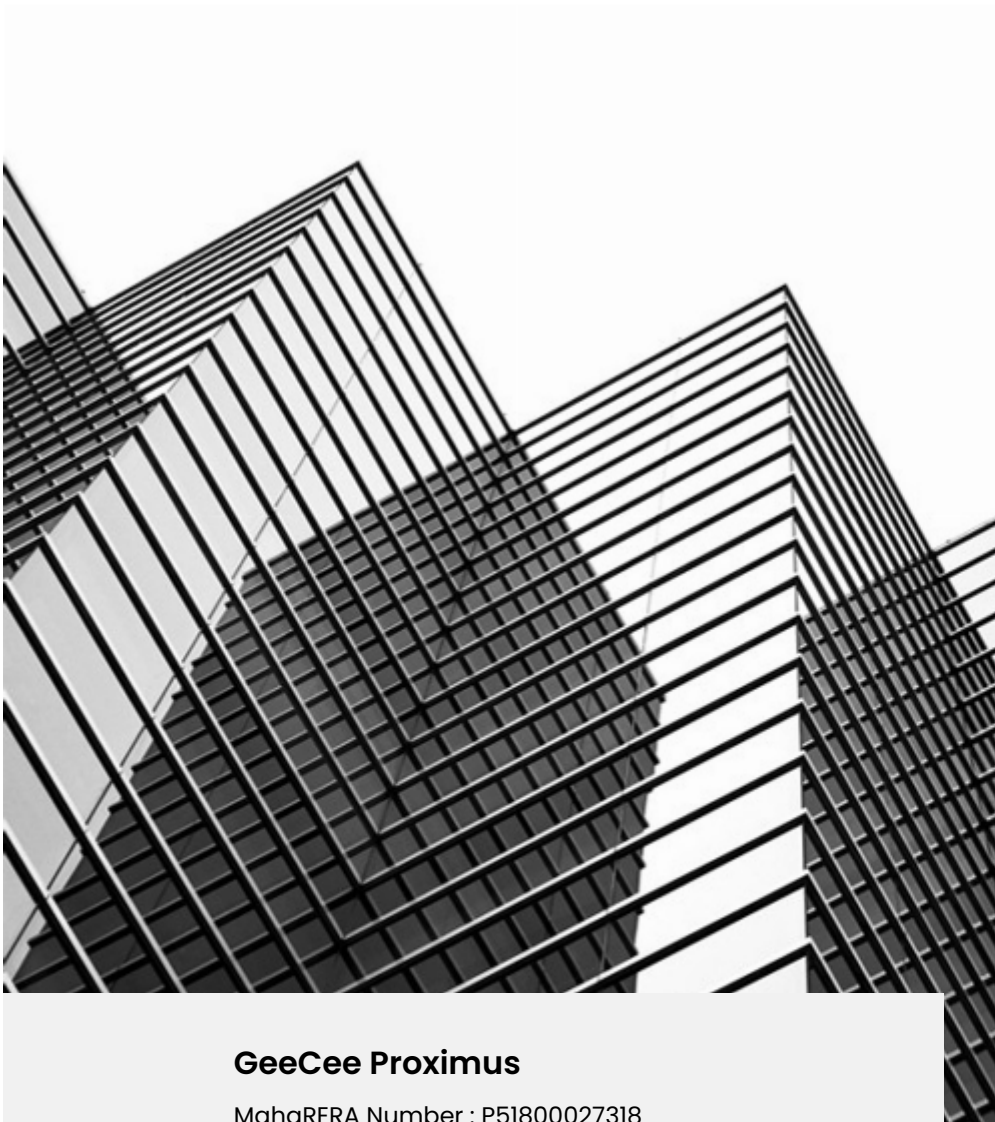


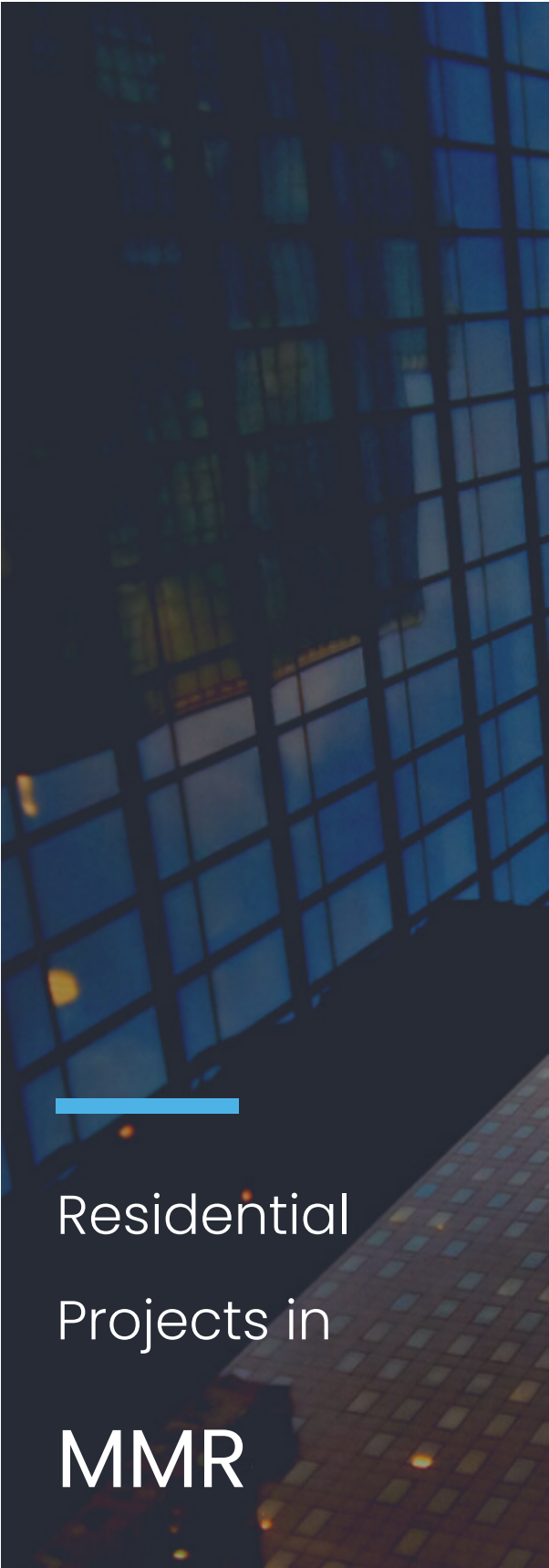
propscience.com

PROP REPORT



GeeCee Proximus

MahaRERA Number : P51800027318



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 Extension	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 142 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9 Mtrs**
- Fine Arts Bus Stop **700 Mtrs**
- Chembur Monorail Station **650 Mtrs**
- Chembur Railway Station **750 Mtrs**
- Chembur Flyover **1.7 Km**
- Zen Multi Speciality Hospital **450 Mtrs**
- St. Anthony's Girls' High School **900 Mtrs**
- K Star Mall **650 Mtrs**
- Society Stores, Opp. Apna Sahakari Bank & SBI Near Joy Hospital, DK Sandu Marg, near Sandhu Garden, Chembur (E, Mumbai, Maharashtra 400071 **550 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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NA	NA	NA
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PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2024	0.23 Acre	2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
GeeCee Proximus	2	12	3	2 BHK,3 BHK	36
First Habitable Floor				2nd	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	707 - 723 sqft
3 BHK	1010 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,Light Fittings,Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	WIFI enabled
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 27100000 to 27713000

3 BHK	--	--	INR 38500000
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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,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

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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	100
Infrastructure	86
Local Environment	70
Land & Approvals	44
Project	69
People	46
Amenities	42
Building	57
Layout	70

Interiors	63
Pricing	30
Total	60/100

GEECEE PROXIMUS

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