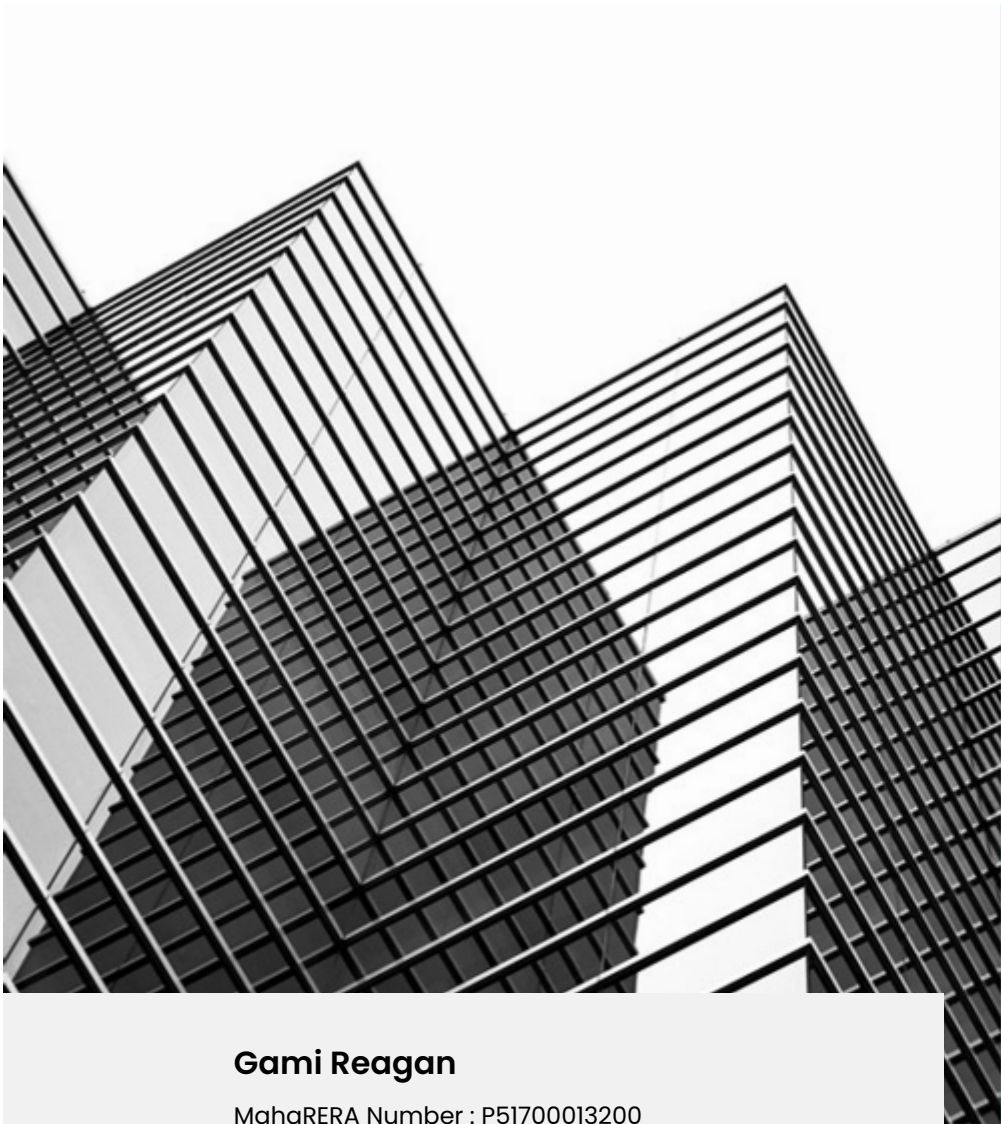


propscience.com

PROP REPORT



Gami Reagan

MahaRERA Number : P51700013200



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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
NA	Rabale Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 85 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.5 Km**
- Navi Mumbai International Airport **25 Km**
- Bus stop **120 Mtrs**
- Ghansoli Railway Station **3 Km Km**
- Thane – Belapur Rd **2.9 Mtrs**
- Gawali Hospital **2 Km Km**
- Angel's English School **1 Km Km**
- Inorbit Mall **10.4 Km**
- D-Mart **650 Mtrs**

GAMI REAGAN

LAND & APPROVALS

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

GAMI REAGAN

BUILDER & CONSULTANTS

Born with a philosophy to create lifestyles that are imagined, desired and wished for; Gami Group was established in the year 2000. Within a short span the company went on to capture the imagination of customers and leap frogged to immeasurable heights of success. Acknowledgment from the real estate fraternity and patronage of our customers stands testimony to this. It has over 2 million sq.ft of area developed around Navi Mumbai and has given more than 2500+ families homes to live in. The Gami group has projects such as Gami Aster, Gami Reagan, Gami Viona and various other residential projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

GAMI REAGAN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	4800 Sqmt	1 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

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

GAMI REAGAN

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gami Regan	3	25	8	1 BHK,2 BHK,3 BHK	200
First Habitable Floor				5th	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

GAMI REAGAN

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	280 – 301 sqft
2 BHK	420 – 592 sqft
3 BHK	613.6 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

GAMI REAGAN

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 31813.95	INR 8910000	INR 9900000 to 10640000
2 BHK	INR 27721.52	INR 11700000	INR 13000000 to 18330000
3 BHK	INR 30728.49	INR 18855000	INR 20950000

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

GST	Stamp Duty	Registration
0%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	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,ICICI Bank,PNB Housing Finance Ltd

Transaction History

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

GAMI REAGAN

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	73
Connectivity	83
Infrastructure	72
Local Environment	100
Land & Approvals	44
Project	66
People	56
Amenities	56
Building	78
Layout	46
Interiors	73

Pricing	40
Total	66/100

GAMI REAGAN

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