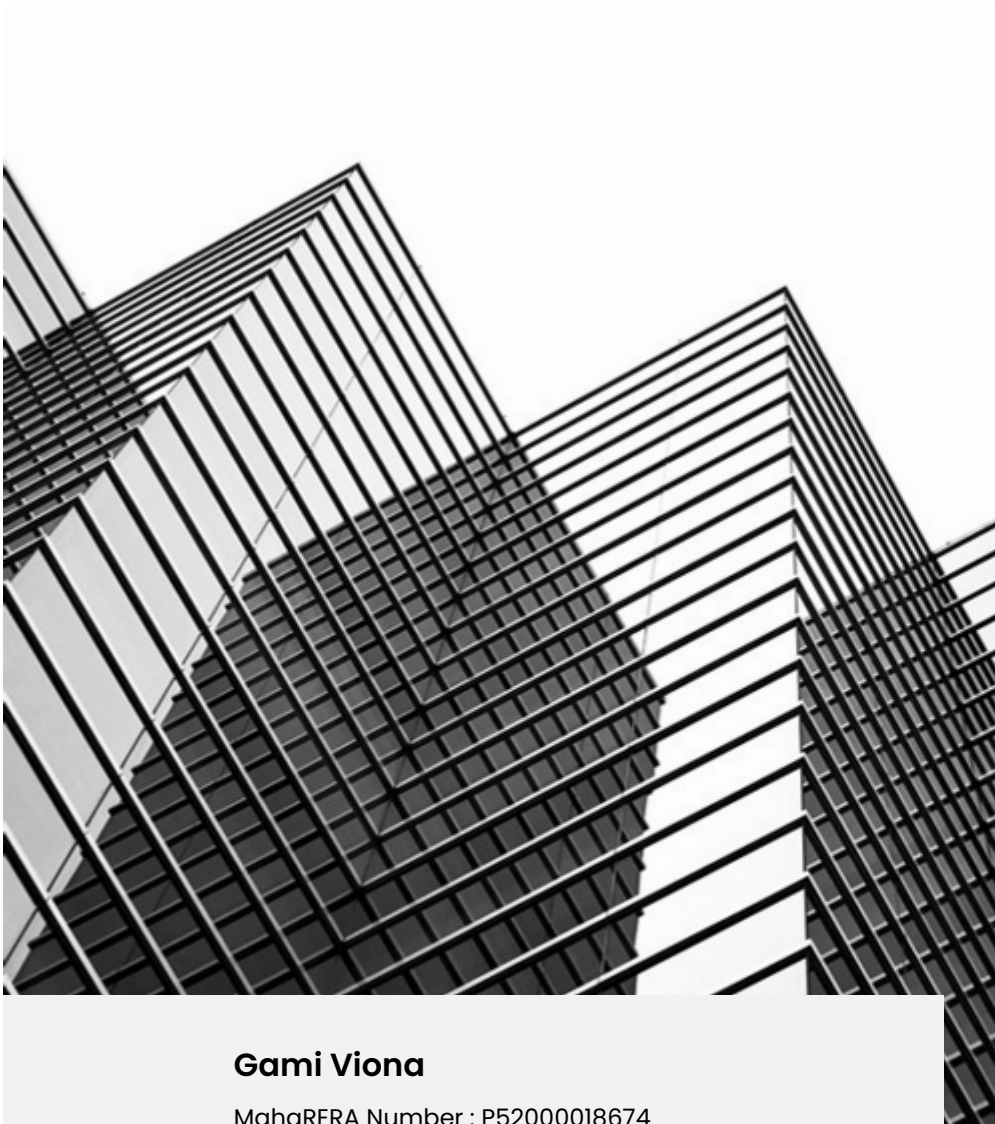


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PROP REPORT



Gami Viona

MaharERA Number : P52000018674



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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	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 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **41.3 Km**
- Navi Mumbai International Airport **14.7 Km**
- Ranjanpada Bus Stop **2 Km**
- CBD Belapur Railway Station **6 Km**
- Mumbai-Pune Highway **5 Km**
- Mitr Hospital **3 Km**
- Apeejay School **2 Km**
- Glomax Mall **3 Km**
- D-Mart **3.7 Km**

GAMI VIONA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

GAMI VIONA

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 VIONA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	2899.82 Sqmt	1 BHK,1.5 BHK,2 BHK

Project Amenities

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

GAMI VIONA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gami Viona	3	21	6	1 BHK,1.5 BHK,2 BHK	126
First Habitable Floor				4th	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA

- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

GAMI VIONA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	736 - 762 sqft
1.5 BHK	955 sqft
2 BHK	1024 - 1088 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 VIONA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 8952.88	INR 8550000	INR 9500000
1 BHK	INR 8559.78	INR 6300000	INR 7000000 to 7500000
2 BHK	INR 8272.06	INR 9000000	INR 10000000 to 11000000

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

GST	Stamp Duty	Registration
5%	3%	0
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,HDFC Bank

Transaction History

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

GAMI VIONA

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
Connectivity	55
Infrastructure	78
Local Environment	100
Land & Approvals	42
Project	66
People	56
Amenities	56
Building	65
Layout	58
Interiors	73

Pricing	40
Total	62/100

GAMI VIONA

Disclaimer

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