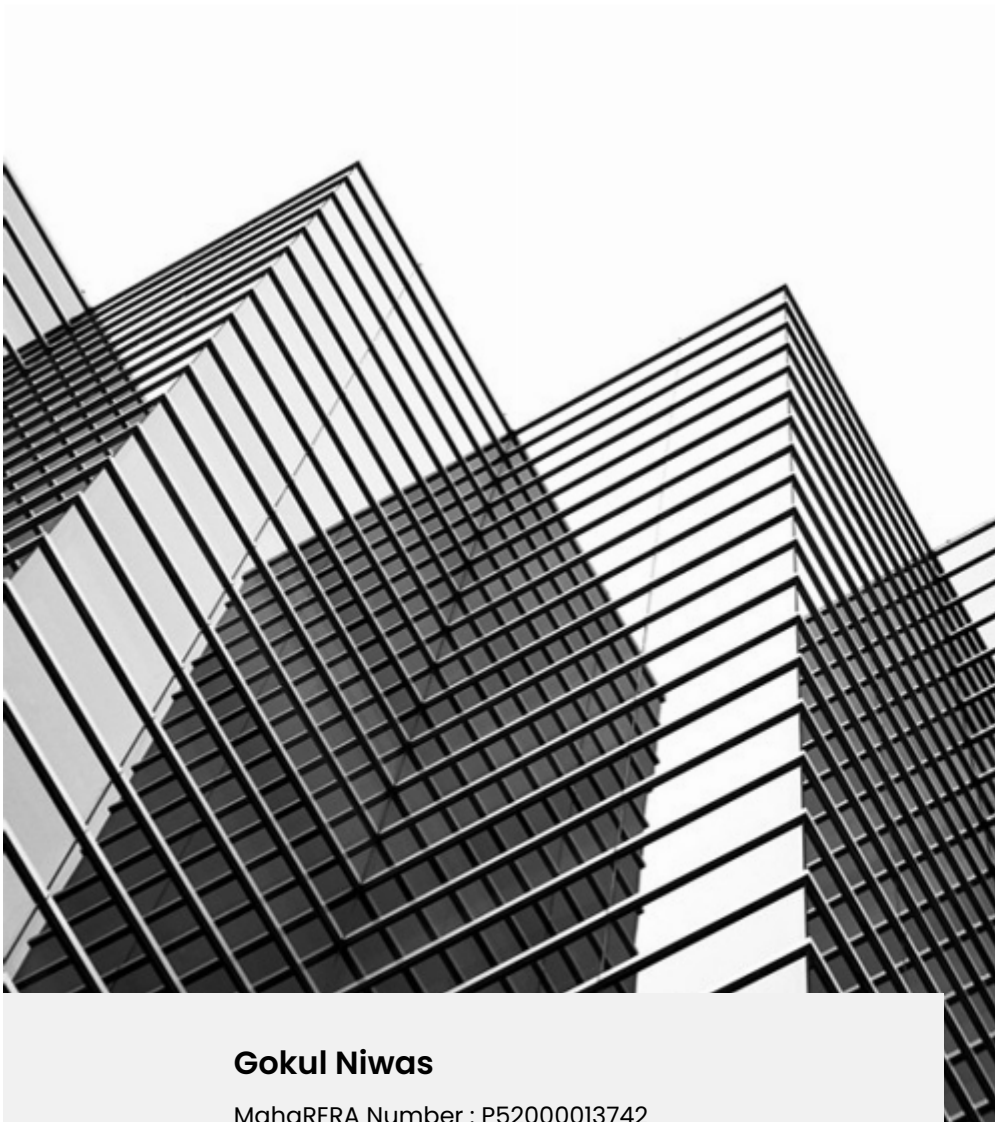


propscience.com

PROP REPORT



Gokul Niwas

MahaRERA Number : P52000013742



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

Post Office	Police Station	Municipal Ward
NA	Karanjade Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal **46.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **45.8 Km**
- Panvel Bus Depot **3.0 Km**
- Panvel Railway Station **3.2 Km**
- JNPT Rd, Panvel **1.8 Km**
- Panvel Hospital **1.6 Km**
- K.E.S. English Medium High School **3.1 Km**
- Orion Mall **5.4 Km**
- D Mart New Panvel, **8.6 Km**

LAND & APPROVALS

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

GOKUL NIWAS

BUILDER & CONSULTANTS

Shree Ostwal Builders Ltd. (SOBL) was incorporated in 1989 as a limited liability company (LLC) under the Companies Act of 1956. Shri Umrao Singh Ostwal is the company's chief promoter. Over 500 commercial and residential buildings have been built by the company, as well as several multi-story towers and townships. We are now working on a major project in the Boisar District of Palghar under the PMAY (Pradhan Mantri Awas Yojana) of Urban Housing for All, which would include 3300 Residential Budget Homes spread over 25 acres. Shree Ostwal Builders Ltd. (SOBL), with an impressive portfolio of residential and commercial properties, has grown by leaps and bounds in a short period of time, delivering high-value, income-yielding properties to its valued shareholders and clients alike.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

GOKUL NIWAS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	200 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

GOKUL NIWAS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gokul Niwas	1	4	3	1 BHK,Studio	12
First Habitable Floor				1st	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

GOKUL NIWAS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	293.21 sqft
Studio	178.47 - 198.92 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles
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
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

GOKUL NIWAS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 15282.53	INR 2850000	INR 3000000 to 3200000
1 BHK	INR 15850.07	INR 4647400	INR 4892000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

Transaction History

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

GOKUL NIWAS

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
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Place	53
Connectivity	73
Infrastructure	50
Local Environment	100
Land & Approvals	36
Project	65
People	46
Amenities	42
Building	77
Layout	53
Interiors	55
Pricing	40
Total	57/100

Disclaimer

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