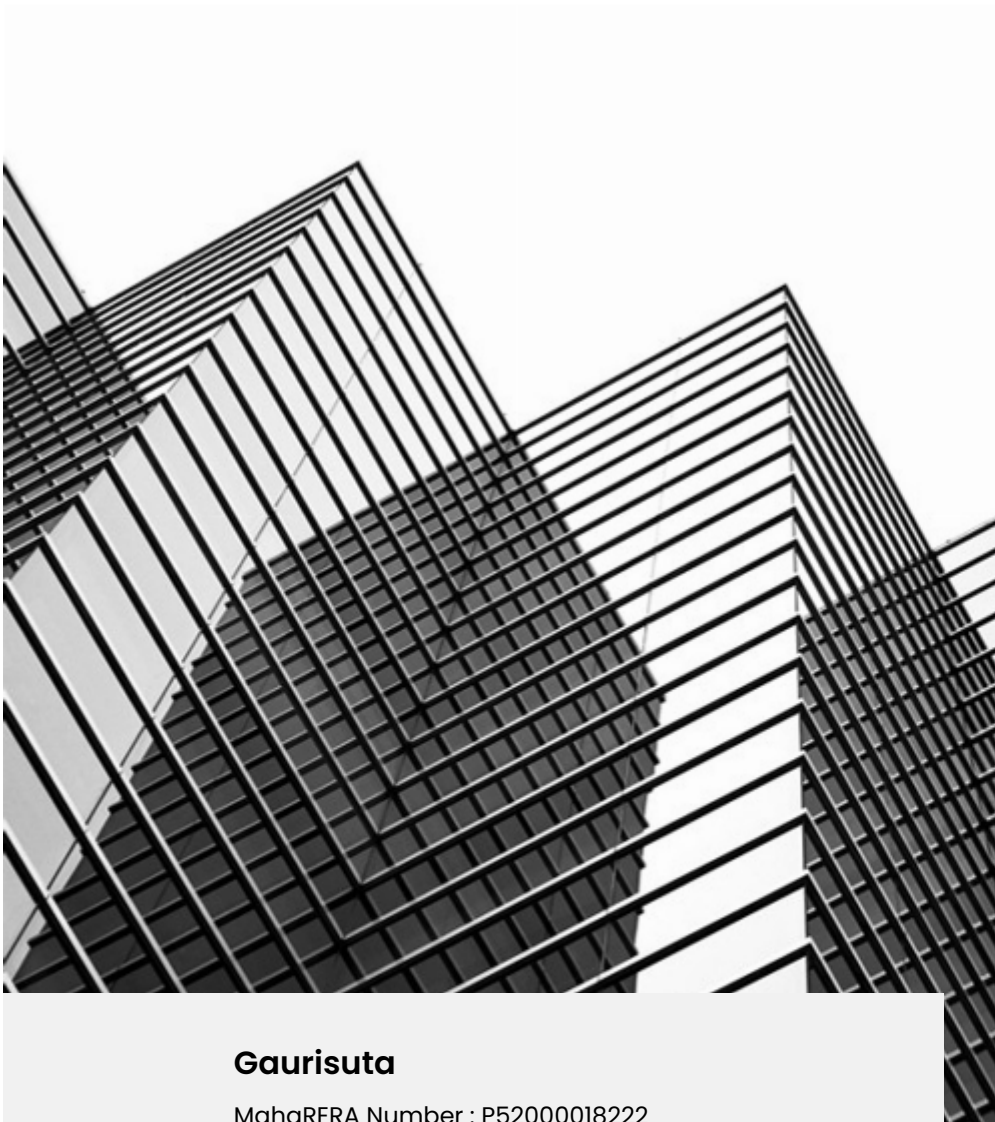


propscience.com

# PROP REPORT



**Gaurisuta**

MahaRERA Number : P52000018222



# 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	Panvel City Police Station	NA

### Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 46 AQI and the noise pollution is Greater than 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **43.3 Km**
- NMMT 75 No. Bus stop **1.1 Km**
- Panvel Railway Station **4.3 Km**
- NH 48 **500 Mtrs**
- Dr. Patil **850 Mtrs**
- DAV Public School **3.4 Km**
- Orion Mall **2.1 Km**
- D Mart **3.4 Km**

## LAND & APPROVALS

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

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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 March, 2022	3240 Sqmt	1 BHK,2 BHK

### Project Amenities

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

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gaurisuta	4	9	12	1 BHK,2 BHK	108

First Habitable Floor	1st
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## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **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
1 BHK	286 - 311 sqft
2 BHK	425 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles,Anti Skid 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

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 16009	INR 4826000	INR 5362000 to 5532000
2 BHK	INR 16517.65	INR 7020000	INR 7800000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank Approved  
Loans**

HDFC Bank

### 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
Connectivity	73
Infrastructure	70
Local Environment	65
Land & Approvals	44



<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	55
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>55/100</b>

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