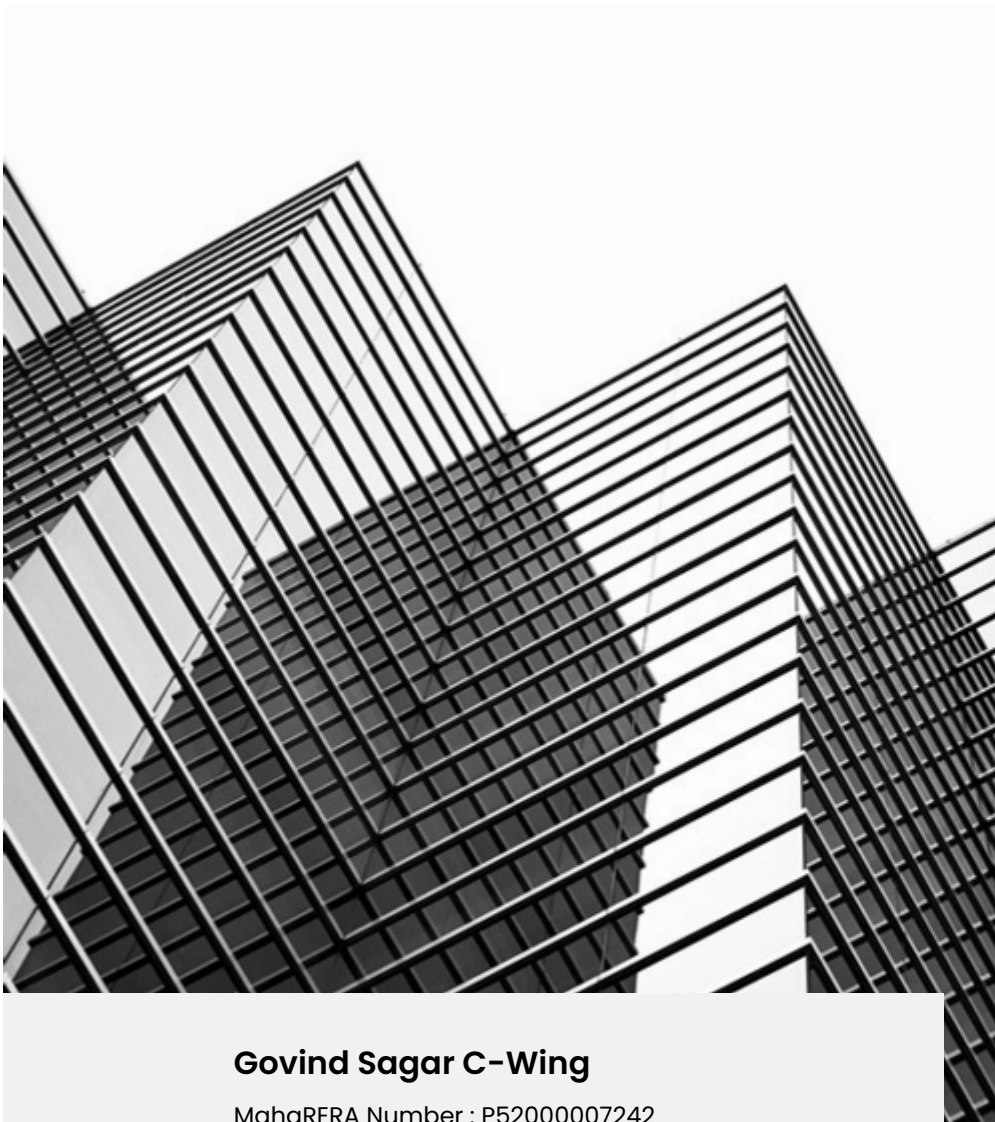


# PROP REPORT



**Govind Sagar C-Wing**

MahaRERA Number : P52000007242



# Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 during rush hour. The air pollution levels are 34 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **44.8 Km**
- Panvel S.T.Bus Depot **2.7 Km**
- Panvel Railway Station **3.3 Km**
- NH 48 **2.2 Km**
- Paramount Hospital **2.1 Km**
- Huda English High School **1.8 Km**
- Orion Mall **2.5 Km**
- D Mart **4.9 Km**

## LAND & APPROVALS

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

## GOVIND SAGAR C-WING

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## GOVIND SAGAR C-WING

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2019	700 Sqmt	2 BHK,3 BHK

### Project Amenities

Sports	NA
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Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

GOVIND SAGAR C-WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Govind Sagar C- Wing	1	6	2	2 BHK,3 BHK	12

First Habitable Floor

1st

Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	471.46 sqft
3 BHK	605.69 sqft

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

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

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 13903.62	INR 6555000	INR 6900000
3 BHK	INR 12704.52	INR 7695000	INR 8100000

**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

<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**

Axis Bank,HDFC Bank

### Transaction History

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

GOVIND SAGAR C-WING

## 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	78
Local Environment	80
Land & Approvals	44



<b>Project</b>	69
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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GOVIND SAGAR C-WING

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