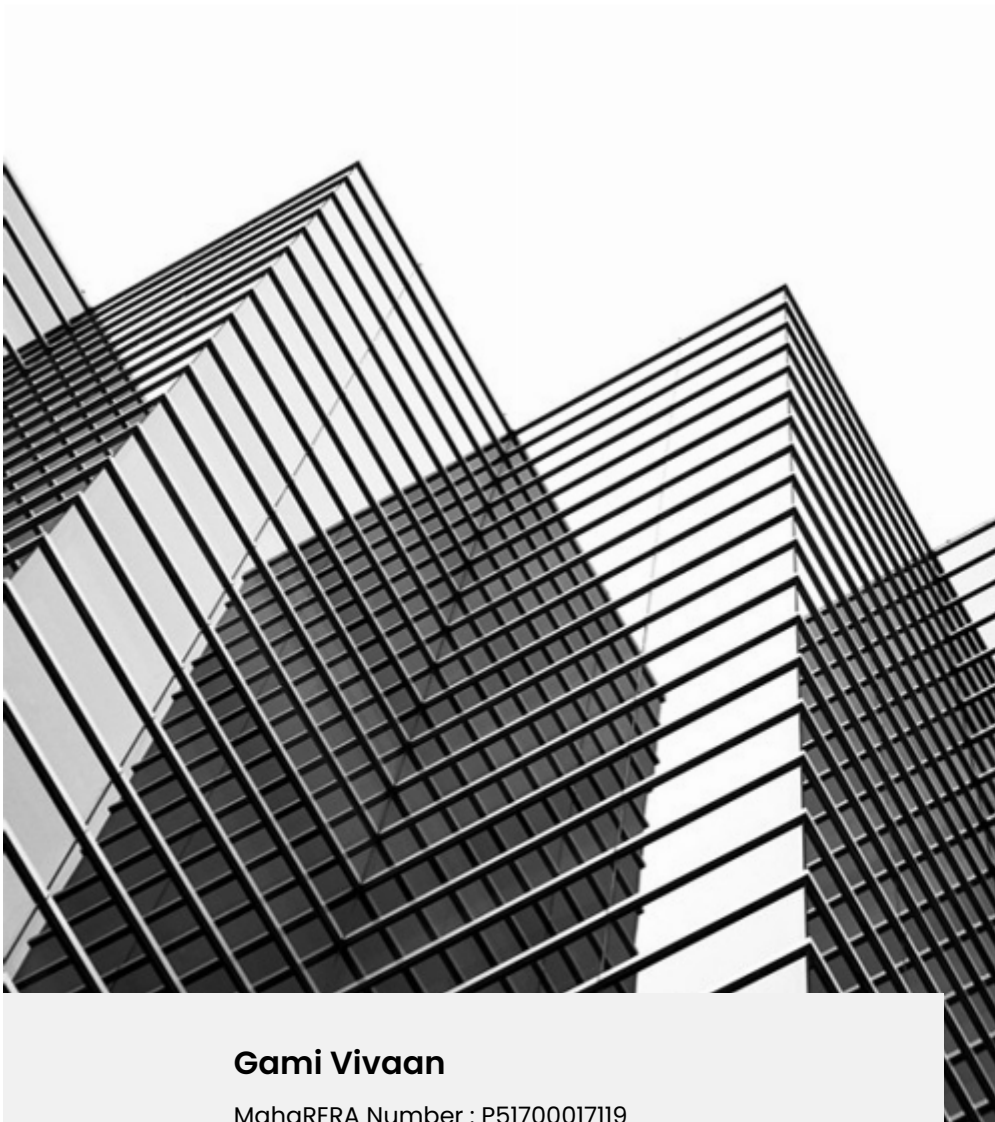


propscience.com

PROP REPORT



Gami Vivaan

MahaRERA Number : P51700017119



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 Koparkhairane. Kopar Khairane is a part of Navi Mumbai. It was built primarily on reclaimed land by CIDCO. Kopar Khairane railway station is in sector-8A and is present on the Harbor line of the Mumbai Suburban Railway. Koparkhairane is a big industrial hub. One factor that has ostensibly led to this is the presence of many big corporate offices in the vicinity in the MIDC area of Mahape. The locality houses some of the biggest business parks such as Millennium Business Park, and has corporate offices for Reliance, L & T Infotech, L & T Control & Automation Unit. The area also has enormous residential towers such as Balaji Gardens and FAM Society Ltd. If you are planning to shift to Koparkhairane then Sector-11,12,14,15, 20 are best suited for families.

Post Office	Police Station	Municipal Ward
Kopar Khairne	Koparkhairane Police Station	Koparkhairane

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 32 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.5 Km**
- Vashi Bus Station **3.3 Km**
- Koparkhairane station **850 Mtrs**
- Thane - Belapur Rd **2.1 Km**
- Reliance Hospital **1.7 Km**
- Smt. Indira Gandhi College of Engineering **700 Mtrs**
- Inorbit Mall Vashi **4.4 Km**
- D Mart Kopar Khairane **350 Mtrs**

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LAND & APPROVALS

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

GAMI VIVAAN

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
Axis Bank,SBI Bank	NA	NA

GAMI VIVAAN

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2020	0.43 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
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Leisure	Yoga Room / Zone
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

GAMI VIVAAN

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gami Vivaan	2	15	5	1 BHK,2 BHK,3 BHK	75
First Habitable Floor				4th floor	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	272.97 - 413.54 sqft
2 BHK	453.26 - 672.95 sqft
3 BHK	556.92 - 771.77 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,Dry Walls,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA
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GAMI VIVAAN

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 29301	INR 7998293	INR 8398207 to 12722991
2 BHK	INR 29301	INR 13280971	INR 13945019 to 20704013
3 BHK	INR 29301	INR 16318312	INR 17134227 to 23744313

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

GST	Stamp Duty	Registration
5%	4%	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,SBI Bank

Transaction History

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

GAMI VIVAAN

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	73

Infrastructure	92
Local Environment	100
Land & Approvals	44
Project	59
People	65
Amenities	56
Building	78
Layout	45
Interiors	65
Pricing	40
Total	66/100

GAMI VIVAAN

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