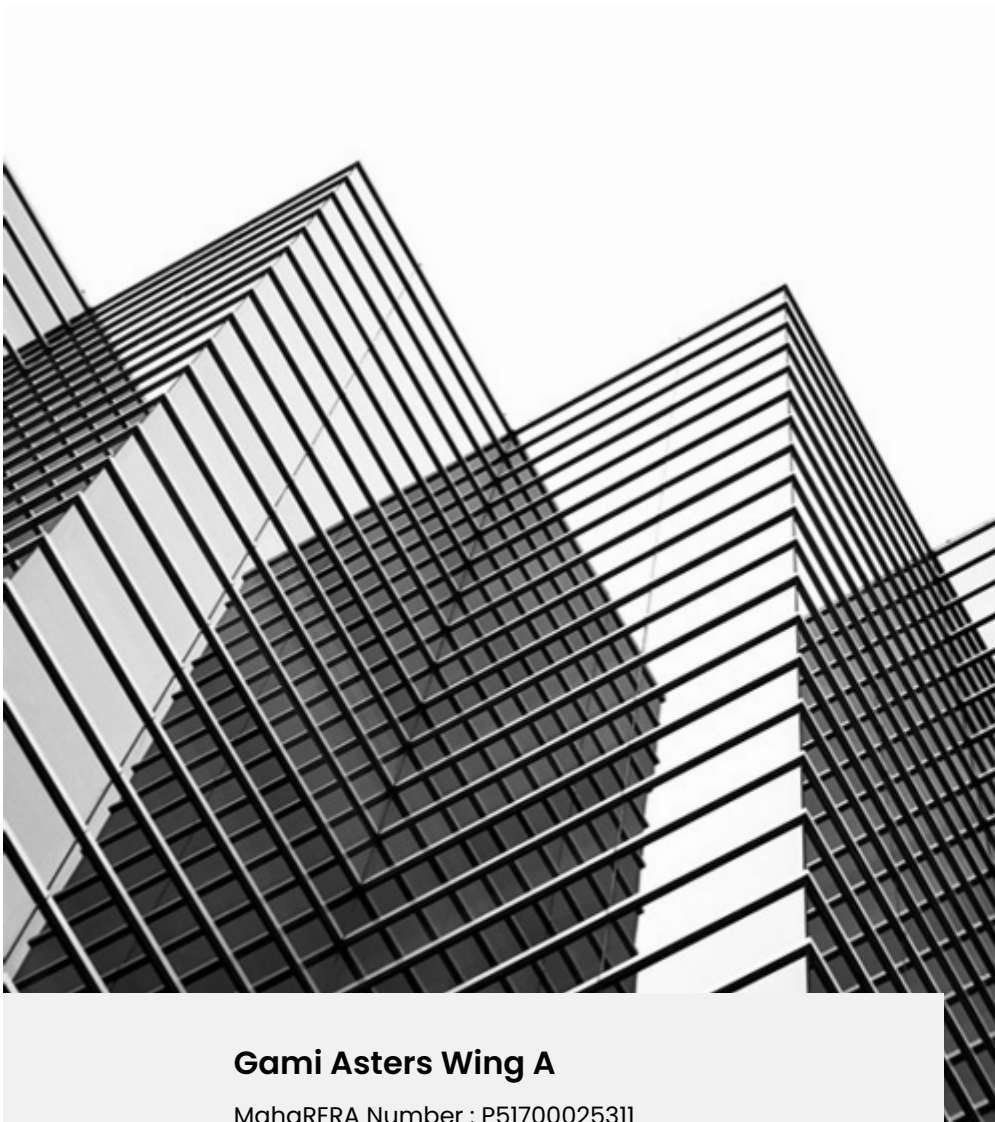


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PROP REPORT



Gami Asters Wing A

MahaRERA Number : P51700025311



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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Ghansoli	NA	Ghansoli

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.8 Km**
- Ghansoli Depot **2.7 Km**
- Ghansoli Railway Station East **3.0 Km**
- Thane – Belapur Road **200 Mtrs**
- Kokilaben Dhirubhai Ambani Hospital **2.3 Km**
- J. K. College of Science & Commerce **280 Mtrs**
- Inorbit Mall Vashi **6.9 Km**
- D Mart **1.3 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2026	4860 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Kids Zone,Gymnasium
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Leisure	Sit-out Area
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gami Asters	2	18	4	2 BHK,3 BHK	72
First Habitable Floor				5th floor	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire cylinders
- **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
2 BHK	429 - 520 sqft
3 BHK	529 - 622 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 30906.07	INR 13280822	INR 14586000 to 17680000
3 BHK	INR 31028.94	INR 16800000	INR 18480000 to 21230000

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
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Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	837	NA	INR 12400000	INR 14814.81
December 2022	691	NA	INR 13500000	INR 19536.9
December 2022	691	NA	INR 13250000	INR 19175.11
December 2022	919	NA	INR 18095000	INR 19689.88
November 2022	919	NA	INR 15900000	INR 17301.41

November 2022	691	NA	INR 11762000	INR 17021.71
July 2022	930	NA	INR 12500000	INR 13440.86
July 2022	691	NA	INR 13600000	INR 19681.62

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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	73
Connectivity	83
Infrastructure	78
Local Environment	100

Land & Approvals	50
Project	83
People	56
Amenities	56
Building	53
Layout	53
Interiors	73
Pricing	40
Total	66/100

GAMI ASTERS WING A

Disclaimer

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