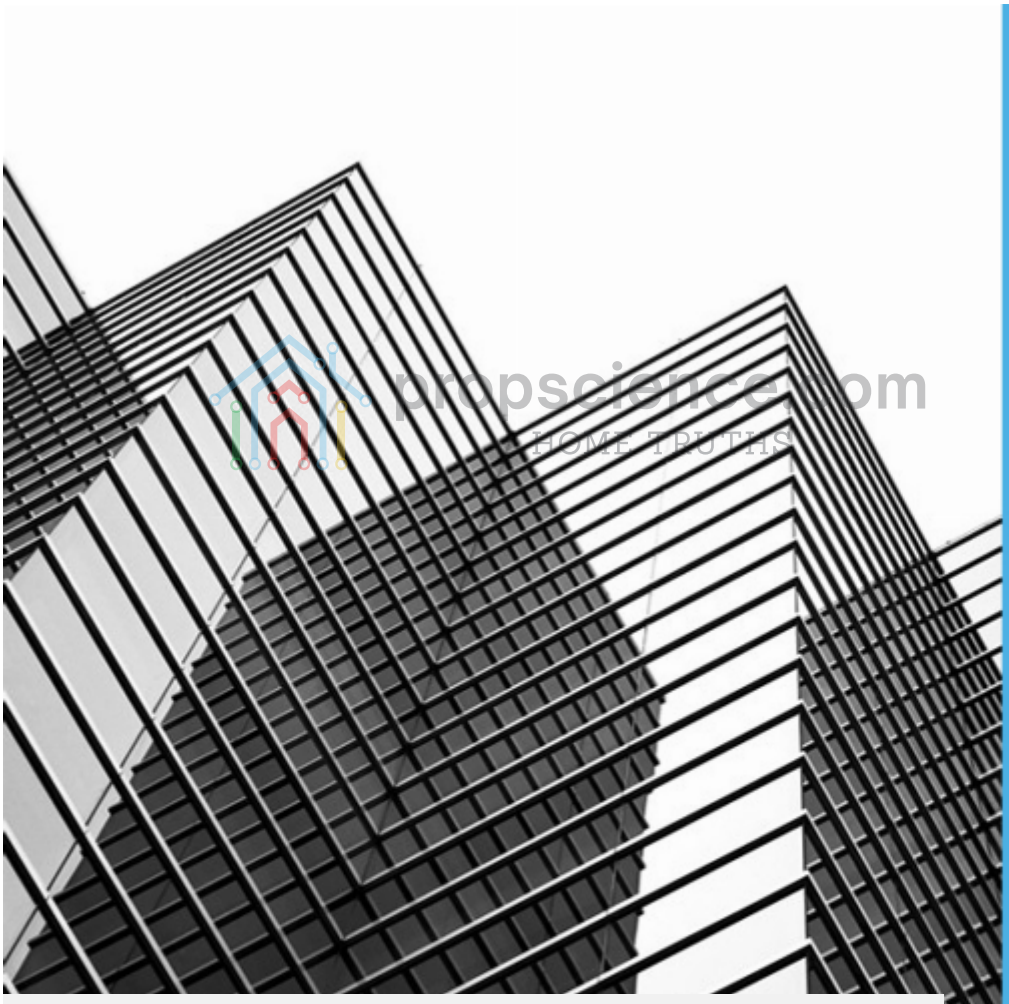
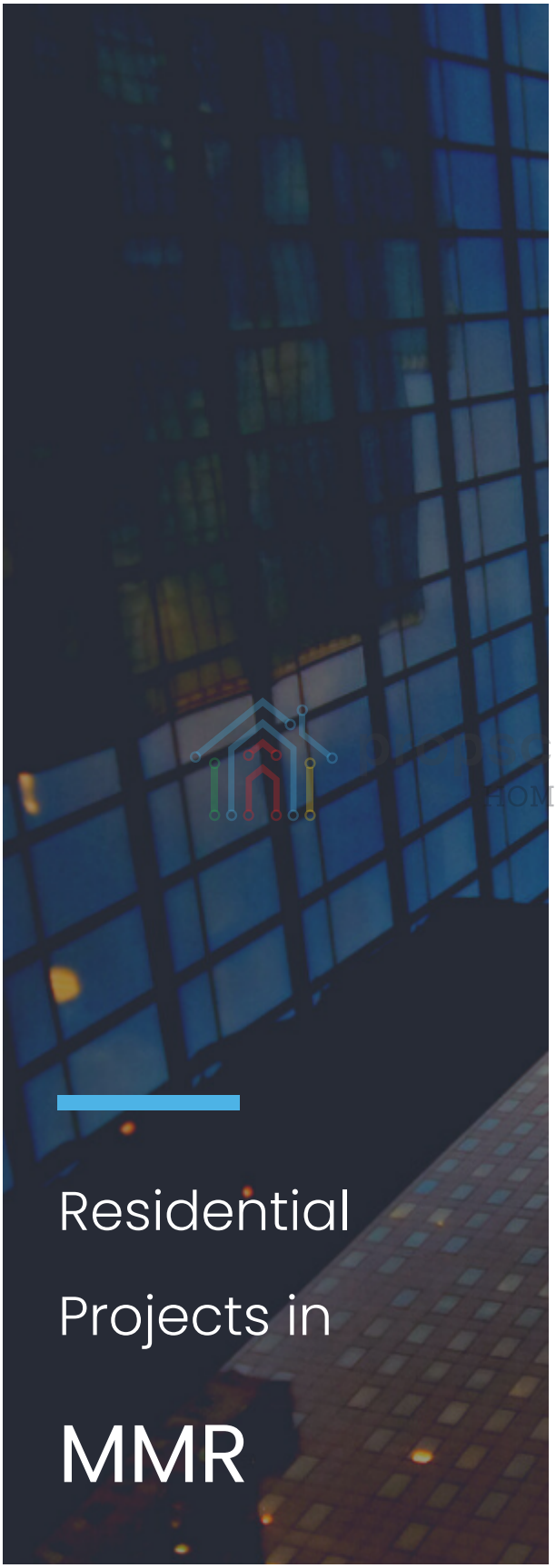
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PROP REPORT



Gagangiri Elanza

MahaRERA Number : P51800010768



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.

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LOCATION

The project is in Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

- Mulund Railway Station **1.3 Km**
- Fortis Hospital **2.3 Km**
- R Richmond International Preschool **240 Mtrs**
- R Mall **3 Km**

GAGANGIRI ELANZA

LAND & APPROVALS

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

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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, 2021	0.36 Acre	2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Football Field,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	NA

GAGANGIRI ELANZA

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gagangiri Elanza	3	40	4	2 BHK	160

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

GAGANGIRI ELANZA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	653 - 727 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA

Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26409.9	--	INR 18200000 to 19200000

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

GST	Stamp Duty	Registration
5%	0%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 800000	NA

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	NA
Bank Approved Loans	NA

Transaction History

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

GAGANGIRI ELANZA

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.

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Category	Score
Place	55
Connectivity	48
Infrastructure	66
Local Environment	30

Land & Approvals	50
Project	65
People	30
Amenities	50
Building	53
Layout	45
Interiors	30
Pricing	30
Total	**46/100**

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GAGANGIRI ELANZA

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