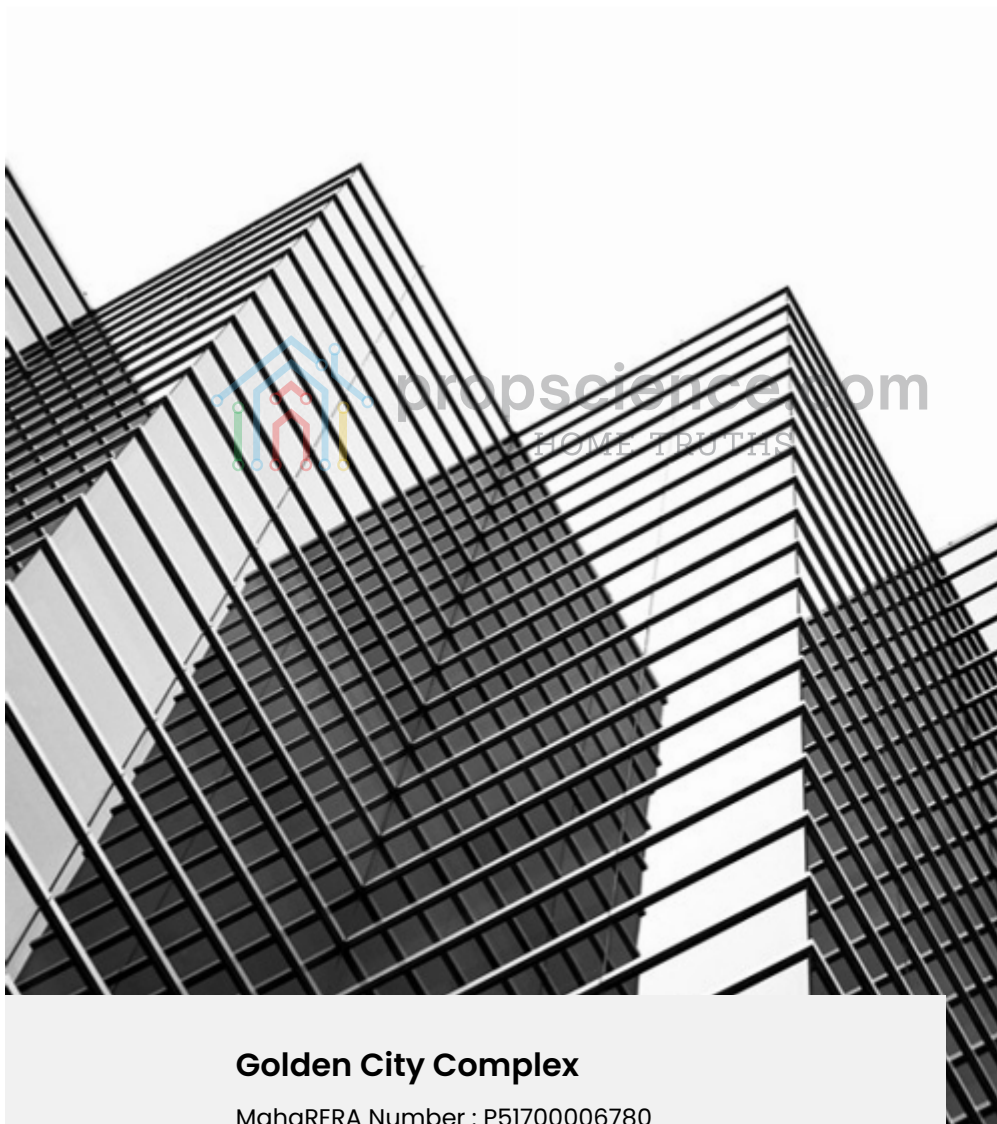


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# PROP REPORT



**Golden City Complex**

MahaRERA Number : P51700006780



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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**Neighborhood & Surroundings** HOME TRUTHS

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Mira Road Railway Station **2.2 Km**
- Thunga Hospital **1.8 Km**
- GCC International School **0.4 Km**
- Razzaz Mall **1.4 Km**

## LAND & APPROVALS

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

## GOLDEN CITY COMPLEX

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

## GOLDEN CITY COMPLEX

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1.20 Acre	1 BHK,2 BHK

### Project Amenities

Sports	NA
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<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens

## GOLDEN CITY COMPLEX

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	8	6	1 BHK,2 BHK	48
Wing B	2	8	6	1 BHK,2 BHK	48
Wing C	2	8	6	1 BHK,2 BHK	48
Wing D	2	8	6	1 BHK,2 BHK	48

**First Habitable Floor**

NA

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

## GOLDEN CITY COMPLEX

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	360 sqft
2 BHK	583 sqft
1 BHK	360 sqft
2 BHK	583 sqft
1 BHK	360 sqft
2 BHK	583 sqft
1 BHK	360 sqft

2 BHK	583 sqft
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Floor To Ceiling Height	NA
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Views Available	NA
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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

GOLDEN CITY COMPLEX

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 17222.22	--	INR 6200000

2 BHK	INR 14579.76	--	INR 8500000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

GOLDEN CITY COMPLEX

## 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	63
Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	50
Project	68
People	39
Amenities	30
Building	53
Layout	38



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HOME TRUTHS

<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>45/100</b>

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## GOLDEN CITY COMPLEX

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