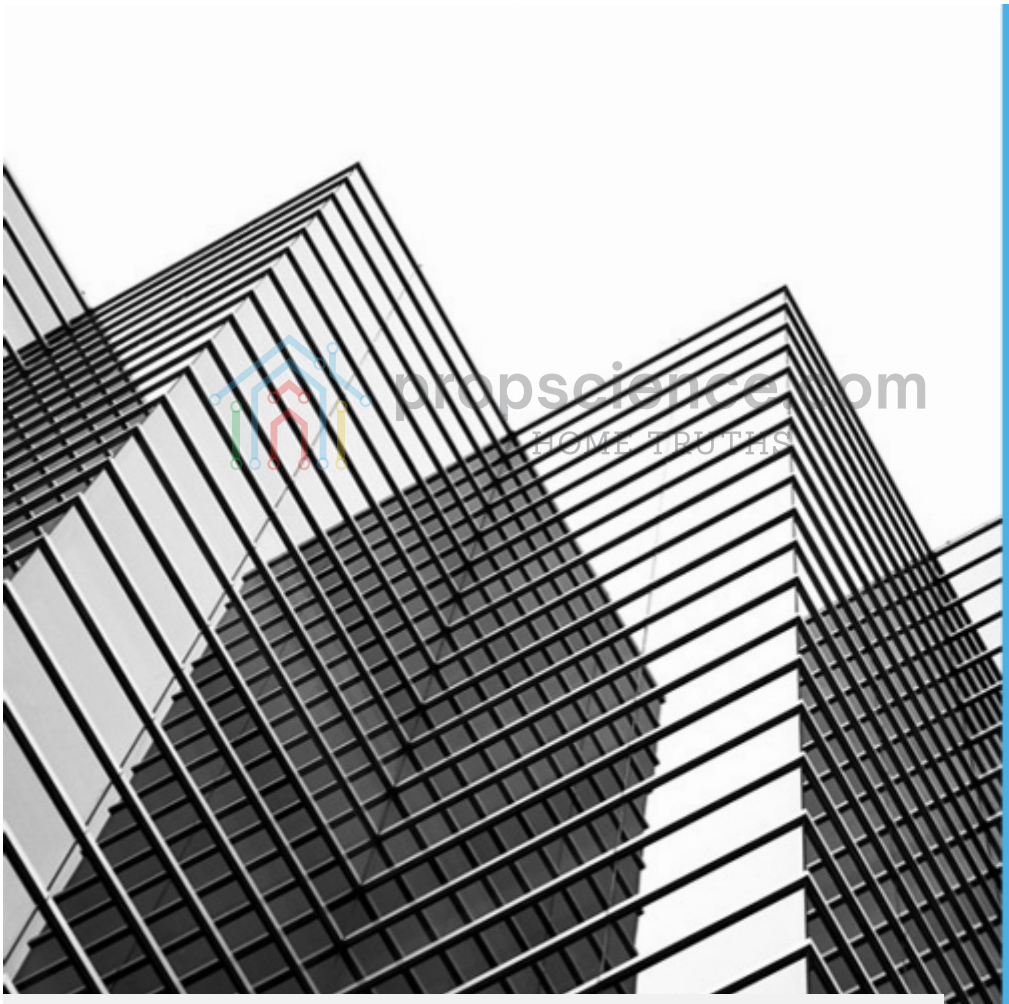
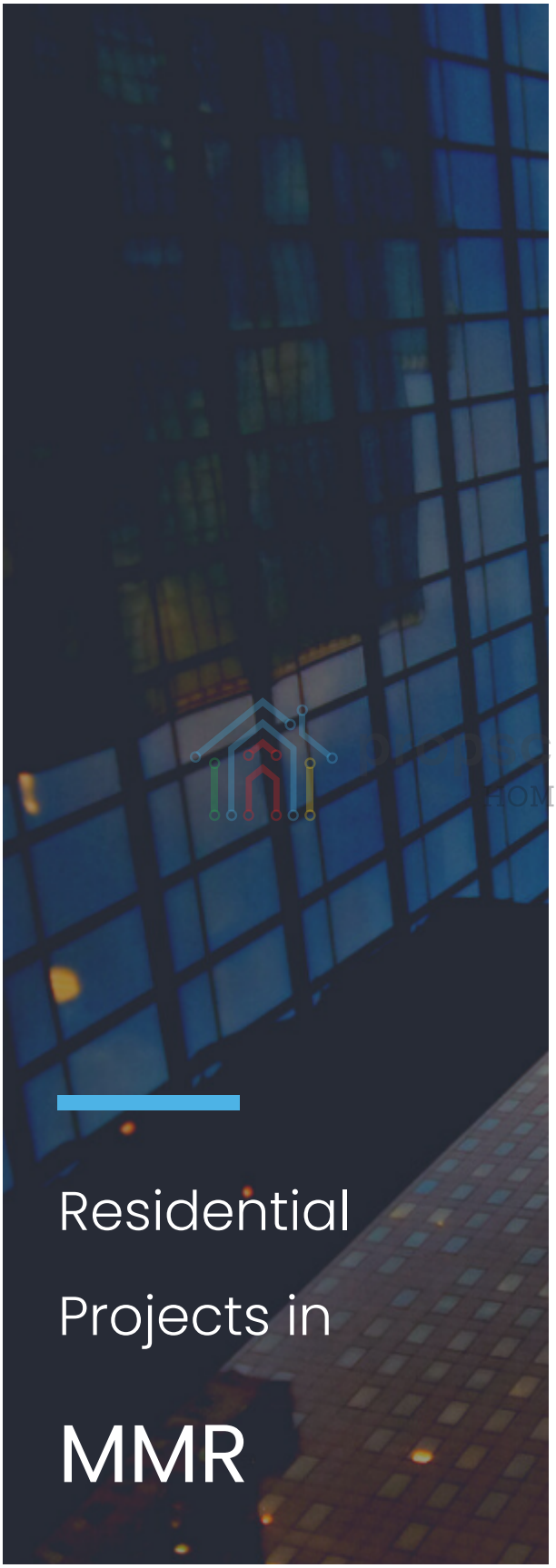
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PROP REPORT



Gundecha Greens

MahaRERA Number : P51800001863



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Charkop Metro Station **8.1 Km**
- Borivali Railway Station **5.3 Km**
- Shatabdi Hospital **6.3 Km**
- Fatimadevi English High School **5.7 Km**
- Infiniti Mall Malad **8.3 Km**

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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 December, 2022	2.6 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK,Studio

Project Amenities

Sports	Swimming Pool,Jogging Track
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gundecha Greens	2	14	4	1 BHK,2 BHK,2.5 BHK,3 BHK,Studio	56

First Habitable Floor	NA

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Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	238 sqft
1 BHK	393 - 415 sqft
2 BHK	441 - 657 sqft
2.5 BHK	680 sqft
3 BHK	1000 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
Studio	INR 26050.42	--	INR 6200000
1 BHK	INR 24096.39	--	INR 10000000
2 BHK	INR 22831.05	--	INR 15000000
2.5 BHK	INR 27941.18	--	INR 19000000
3 BHK	INR 22500	--	INR 22500000

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**

NA	NA	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.

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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	55

Connectivity	30
Infrastructure	24
Local Environment	30
Land & Approvals	50
Project	60
People	30
Amenities	30
Building	53
Layout	41
Interiors	30
Pricing	30
Total	**39/100**

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GUNDECHA GREENS

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