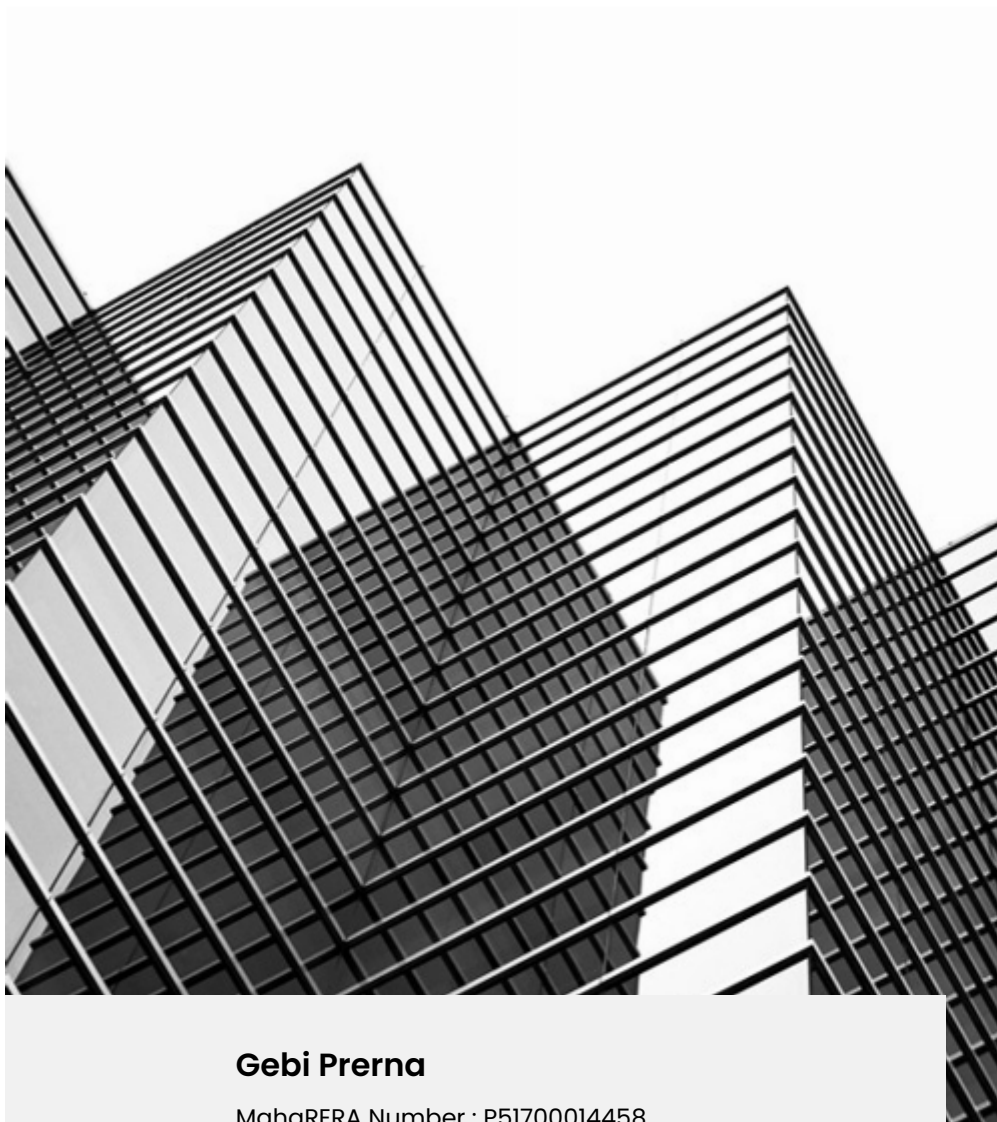


propscience.com

# PROP REPORT



**Gebi Prerna**

MahaRERA Number : P51700014458



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- International Airport **37.6 Km**
- Bhiwandi Bus Depot **2.3 Km**
- Bhiwandi Railway Station **6.4 Km**
- Mumbai Nasik Highway **6.2 Km**
- Soham Polyclinic **300 Mtrs**
- Vikas English School **4.3 Km**
- ISKCON Bhiwandi **5.4 Km**
- R Mall Thane West **22.4 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	9300 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Tennis Court,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Gebi Prerna-1	2	8	4	1 BHK,2 BHK	32
Gebi Prerna-2	2	8	4	1 BHK,2 BHK	32
Gebi Prerna-3	2	10	4	1 BHK,2 BHK	40
Gebi Prerna-4	2	10	3	1 BHK,2 BHK	30
Gebi Prerna-5	2	8	4	1 BHK,2 BHK	32
Gebi Prerna-6	2	10	4	1 BHK,2 BHK	40
Gebi Prerna-7	2	8	4	1 BHK,2 BHK	32
Gebi Prerna-8	2	8	4	1 BHK,2 BHK	32
Gebi Prerna-9	2	10	4	1 BHK,2 BHK	40

**First Habitable Floor**

1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Security Staff,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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	383 sqft
1 BHK	383 sqft
1 BHK	483 sqft
1 BHK	483 sqft
1 BHK	383 sqft
1 BHK	420 sqft
2 BHK	602 sqft

2 BHK	602 sqft
1 BHK	483 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS





Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2757000 to 4334000
2 BHK	--	--	INR 4334000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

# 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	45
Connectivity	48
Infrastructure	50
Local Environment	80
Land & Approvals	56
Project	81
People	39
Amenities	42

<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>54/100</b>

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GEBI PRERNA

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