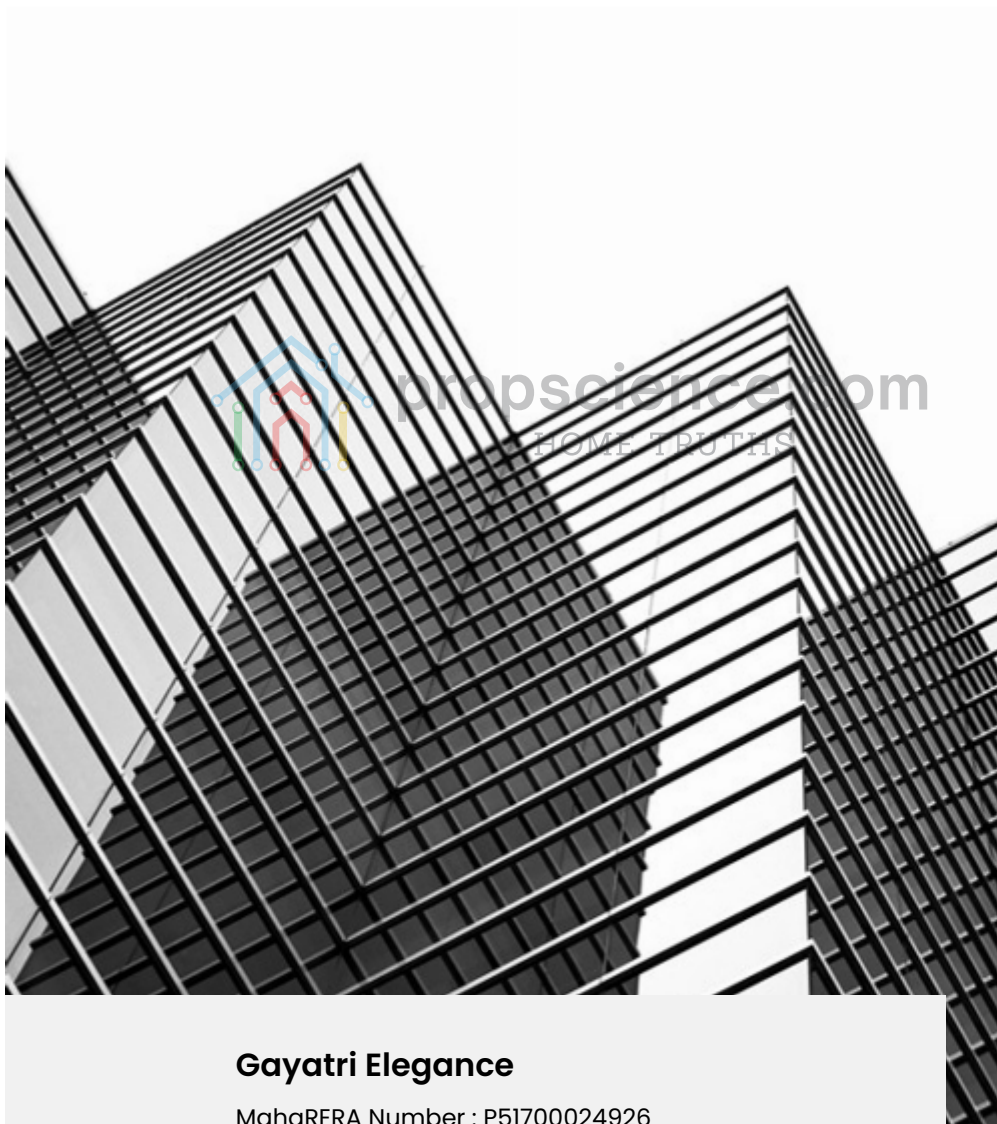


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# PROP REPORT



**Gayatri Elegance**

MahaRERA Number : P51700024926



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 Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

| Post Office    | Police Station | Municipal Ward |
|----------------|----------------|----------------|
| Bhayander East | navgaon        | Ward 2         |

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**Neighborhood & Surroundings** HOME TRUTHS

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Bhayander Railway Station **2.7 Km**
- National Highway 8 **4.2 Km**
- Shalom Medicare **500 Mtrs**
- Tapovan Vidyalay **160 Mtrs**
- Balasaheb Thakare Ground **800 Mtrs**

# LAND & APPROVALS

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

GAYATRI ELEGANCE

# BUILDER & CONSULTANTS

Aadi Properties came into existence with an idea to change lives through high-quality home ownership. It is a joint venture between two seasoned real estate houses - The Leo Group and The Prashasti Group. Aadi Group has proved their commitment to building high quality & beautiful homes with robust financial backing and ability to execute end to end projects in record time throughout the city. In the last 25 years, they have successfully developed & delivered over 30 lac square feet of residential spaces and over 15 lac square feet is under construction. In past 2 decades, they have delivered almost a dozen landmark projects in Borivali, Kandivali, Andheri, Bandra and other areas of Mumbai.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

GAYATRI ELEGANCE

# PROJECT & AMENITIES

| Time Line                    | Size      | Typography  |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2025 | 3380 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                        |                |
|------------------------|----------------|
| Sports                 | Kids Play Area |
| Leisure                | NA             |
| Business & Hospitality | NA             |
| Eco Friendly Features  | NA             |

GAYATRI ELEGANCE

# BUILDING LAYOUT

| Tower Name       | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------|-----------------|--------------|-----------------|----------------|----------------|
| Gayatri Elegance | 2               | 14           | 8               | 1 BHK,2 BHK    | 112            |

First Habitable Floor


1st

## Services & Safety

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

GAYATRI ELEGANCE

## FLAT INTERIORS



| Configuration | RERA Carpet Range  |
|---------------|--------------------|
| 1 BHK         | 371.7 - 387.2 sqft |
| 2 BHK         | 539.7 - 580.3 sqft |

Floor To Ceiling Height

NA

Views Available

NA


Flooring

NA

|                              |    |
|------------------------------|----|
| Joinery, Fittings & Fixtures | NA |
| Finishing                    | NA |
| HVAC Service                 | NA |
| Technology                   | NA |
| White Goods                  | NA |

GAYATRI ELEGANCE

## COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 13821.63  | INR 5137500     | INR 5547775 to 5784025 |
| 2 BHK         | INR 13699.81  | INR 7462500     | INR 8542125 to 9054000 |

**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            |

|                            |   |
|----------------------------|---|
| <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> | LIC Housing Finance Ltd                                       |

### Transaction History

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

GAYATRI ELEGANCE

## 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 |
|----------|-------|
|----------|-------|

|   |               |
|---|---------------|
| <b>Place</b>  | 63            |
| <b>Connectivity</b>   | 55            |
| <b>Infrastructure</b>   | 72            |
| <b>Local Environment</b>  | 30            |
| <b>Land &amp; Approvals</b>   | 44            |
| <b>Project</b>  | 68            |
| <b>People</b>   | 46            |
|  Amenities | 30            |
| <b>Building</b>   | 53            |
| <b>Layout</b>   | 38            |
| <b>Interiors</b>  | 30            |
| <b>Pricing</b>  | 30            |
| <b>Total</b>  | <b>47/100</b> |

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