

propscience.com

PROP REPORT



Sai Everest Garden View

MahaRERA Number : P51900011692



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi-storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Mg. Road	Ghatkopar Police Station	Ward N



Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 51 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.3 Km**
- Sarvodaya Hospital **1.6 Km**
- Vivo Ghatkopar Metro Station **1.1 Km**
- Ghatkopar Railway Station **2.1 Km**
- Eastern Express Highway **3.7 Km**
- Zynova Shalby Hospital **1.6 Km**
- Ramniranjan Jhunjhunwala College **1.3 Km**
- R City Mall **1.6 Km**
- Phoenix Market City **3.3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	3	1

BUILDER & CONSULTANTS



propscience.com

HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
-----------	------	------------

Completed on 31st December, 2022

1 Acre

1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

SAI EVEREST GARDEN VIEW

 **propscience.com**
BUILDING LAYOUT HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Everest Garden View- Wing A	2	12	5	1 BHK,2 BHK,3 BHK	60

Sai Everest Garden View- Wing B	2	12	4	1 BHK,2 BHK,3 BHK	48
Sai Everest Garden View- Wing C	2	12	4	1 BHK,2 BHK,3 BHK	48
First Habitable Floor			2nd Floor		

Services & Safety

- **Security :** Security System / CCTV, Security Staff, Earthquake Resistant Design
- **Fire Safety :** Fire Hose, Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators

SAI EVEREST GARDEN VIEW

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	491 - 547 sqft

2 BHK	660 - 801 sqft
3 BHK	834 - 1111 sqft
1 BHK	491 - 547 sqft
2 BHK	660 - 801 sqft
3 BHK	834 - 1111 sqft
1 BHK	491 - 547 sqft
2 BHK	660 - 801 sqft
 3 BHK	834 - 1111 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint, Laminated flush doors

HVAC Service	NA
Technology	NA
White Goods	Chimney & Hob

SAI EVEREST GARDEN VIEW

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22500	INR 11047500	INR 12182250 to 13568250
2 BHK	INR 22500	INR 14850000	INR 16365000 to 19854750
3 BHK	INR 22500	INR 18765000	INR 20671500 to 27527250

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR Inclusive	INR Inclusive

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

SAI EVEREST GARDEN VIEW

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	73
Infrastructure	78
Local Environment	80
Land & Approvals	56
Project	66
People	39
Amenities	36
Building	67
Layout	60
Interiors	63
Pricing	50
Total	60/100



propscience.com
HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.



propscience.com
HOME TRUTHS