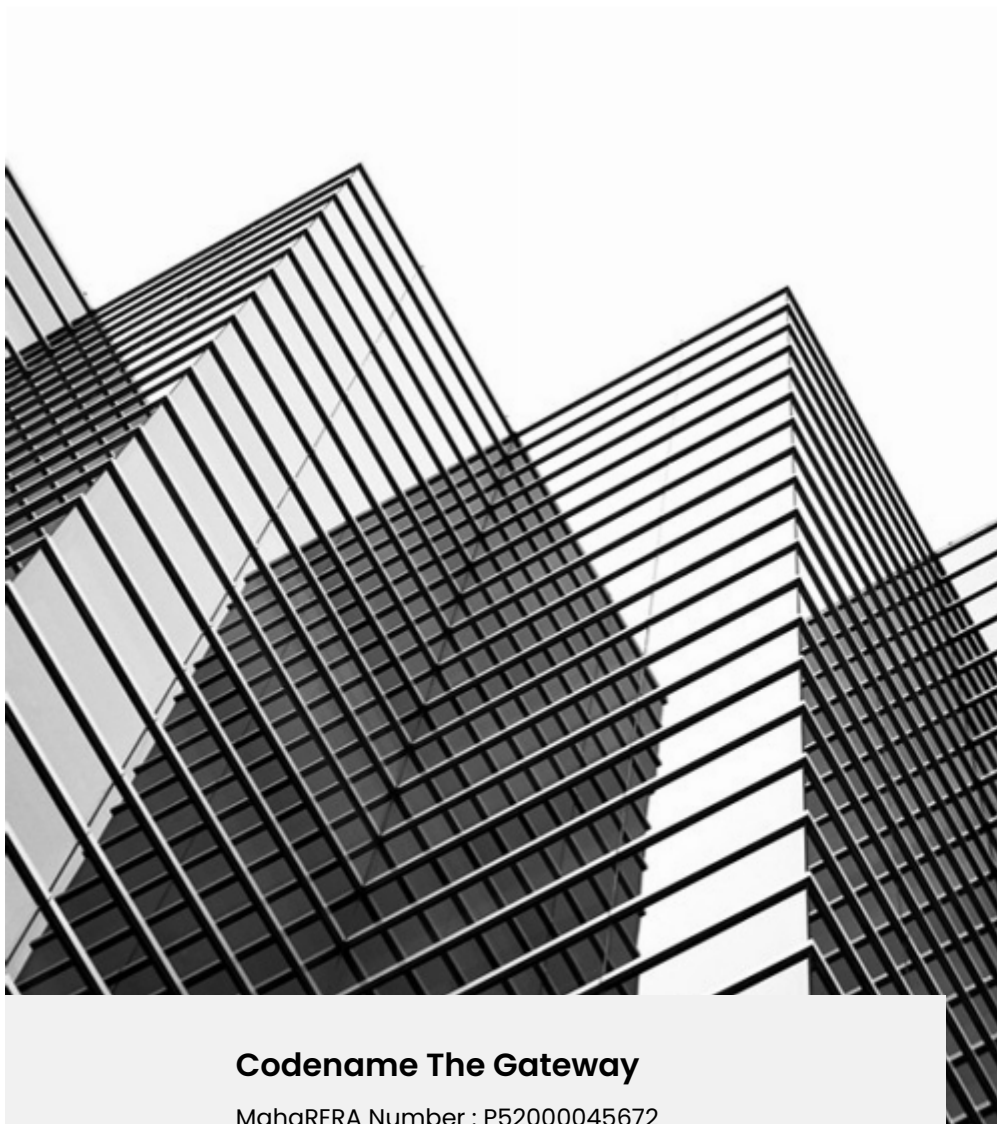


propscience.com

PROP REPORT



Codename The Gateway

MahaRERA Number : P52000045672



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40.2 Km**
- Taloja Panchanand Bus Stop **650 Mtrs**
- Pendhar Metro Station **900 Mtrs**
- Railway Station, Khandeshhwar, Panvel **12.5 Km**
- Panvel Road **3.0 Km**
- Apex Multispeciality Hospital **1.5 Km**
- Edu Tech School **650 Mtrs**
- B K Resort and Waterpark (KOKAN KING) **14.1 Km**
- D Mart Kalamboli **5.8 Km**

CODENAME THE GATEWAY

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	NA	1

CODENAME THE GATEWAY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2026	6060 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports - Electrical Cars

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nandanvan Building 1	2	11	10	1 BHK, 2 BHK	110
Nandanvan Building 2	2	11	8	1 BHK	88

First Habitable Floor	1st
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Services & Safety

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

CODENAME THE GATEWAY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	312 – 362 sqft

2 BHK	480 sqft
1 BHK	301 - 303 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

CODENAME THE GATEWAY

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2889600 to 3475200
2 BHK	--	--	INR 4608000

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	NA	NA

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

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	53
Connectivity	83
Infrastructure	58
Local Environment	100
Land & Approvals	50
Project	71
People	39
Amenities	60

Building	65
Layout	53
Interiors	73
Pricing	40
Total	62/100

CODENAME THE GATEWAY

Disclaimer

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