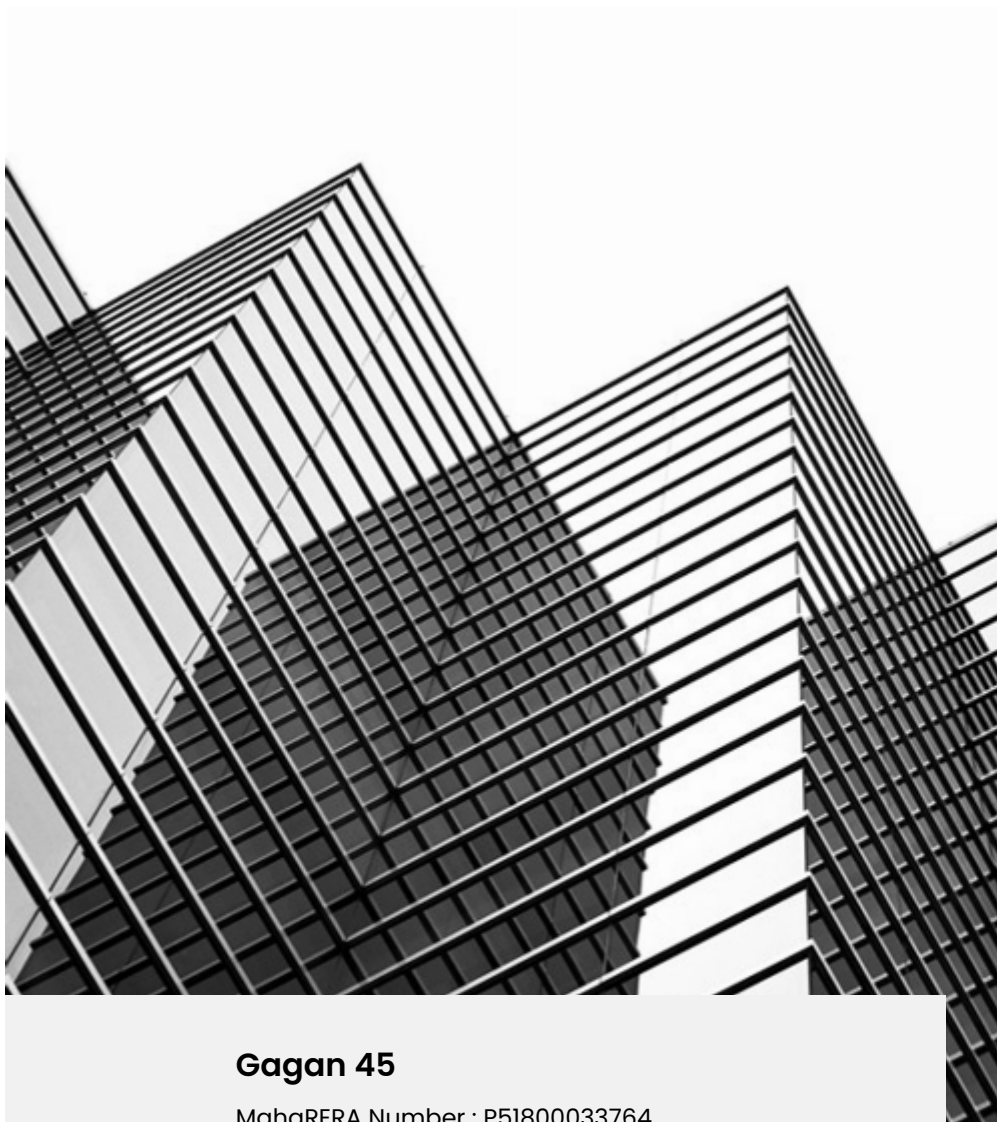


propscience.com

PROP REPORT



Gagan 45

MahaRERA Number : P51800033764



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 Kurla (East). Kurla is a neighbourhood of East Mumbai, India. Kurla may be divided into two parts: Kurla (East) and Kurla (West), It is the headquarters of the Kurla taluka of Mumbai Suburban district. Kurla East is bordered by the suburban neighbourhoods of Chunabhatti in the south, Chembur in the East and Ghatkopar in the North. The Eastern Express Highway is the main thoroughfare for Kurla East.

Post Office	Police Station	Municipal Ward
Nehru Nagar	Kurla Police Station	Ward L

Neighborhood & Surroundings

The air pollution levels are 22 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.4 Km**
- Nehru Nagar Kurla Bus Station (E) **800 Mtrs**
- Kurla Railway Station **3.7 Km**
- Eastern Express Highway **1.5 Km**
- Sushrut Hospital & Research Centre **1.4 Km**
- Vivekanand Education Society's Swami Vivekanand Vidyalaya & Kanishtha Mahavidyalaya **300 Mtrs**
- Phoenix Marketcity **4.6 Km**
- BANIYA SUPER MART, Shop No C1,C2 Babavihar Angolimala **500 Km**

LAND & APPROVALS

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

GAGAN 45

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

GAGAN 45

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	977.54 Sqmt	1 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Gym,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Community Hall
Eco Friendly Features	Green Zone,Landscaped Gardens,Eco Friendly Paint

GAGAN 45

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gagan 45	4	20	8	1 BHK,3 BHK	160
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design

- **Fire Safety** : Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

GAGAN 45

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	480 sqft
3 BHK	830 sqft

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

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Brass Joinery,Safety door,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Dry Walls,Laminated flush doors
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Water Purifier,Refrigerator,Dish Washer

GAGAN 45

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9300000
3 BHK	--	--	INR 16100000

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 0	INR 0
----	-------	-------

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

Transaction History

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

GAGAN 45

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	48
Connectivity	73
Infrastructure	70
Local Environment	83
Land & Approvals	44
Project	69
People	48
Amenities	54
Building	71
Layout	49
Interiors	90
Pricing	40
Total	61/100

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.