

propscience.com

# PROP REPORT



**Gagan 45**

MahaRERA Number : P51800033764



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 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

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# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

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# PROJECT & AMENITIES

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

## Project Amenities

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

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## 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)

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## FLAT INTERIORS

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

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

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

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

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## 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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 0	INR 0
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<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,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.

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

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