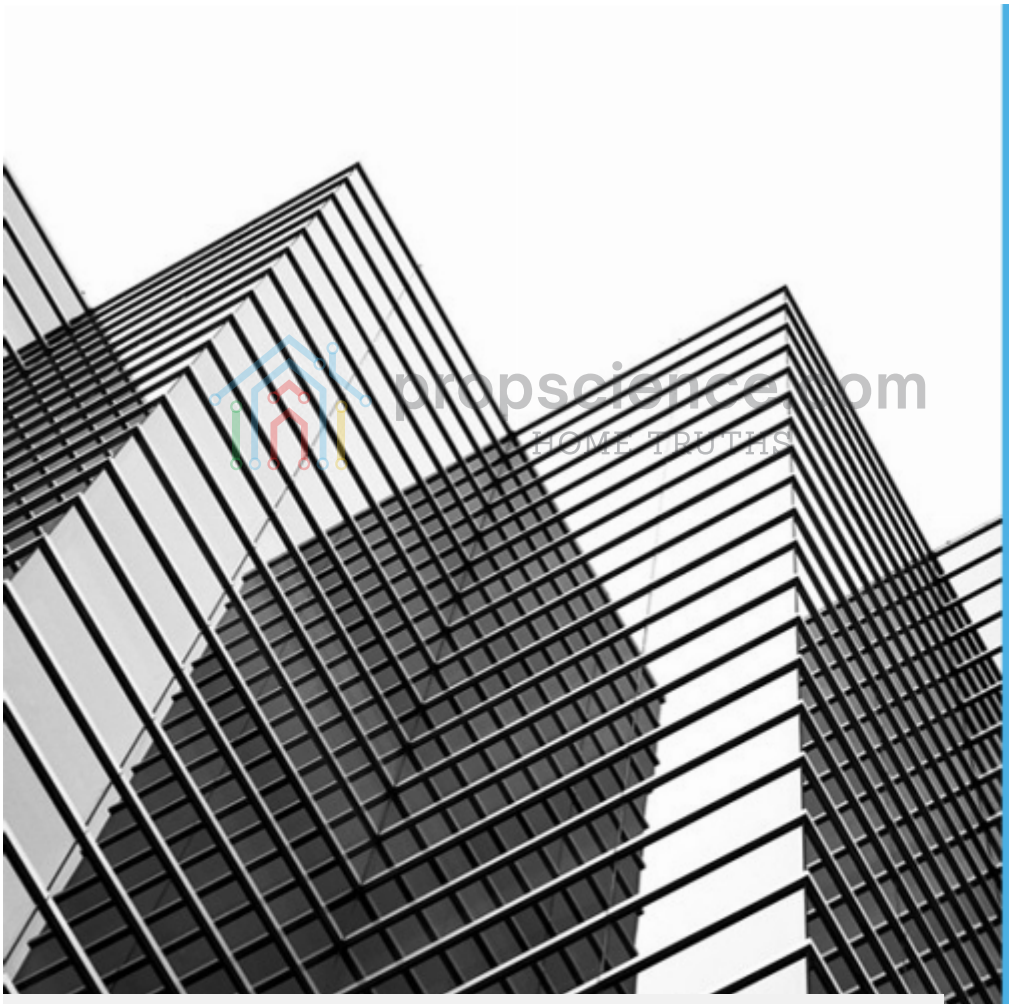
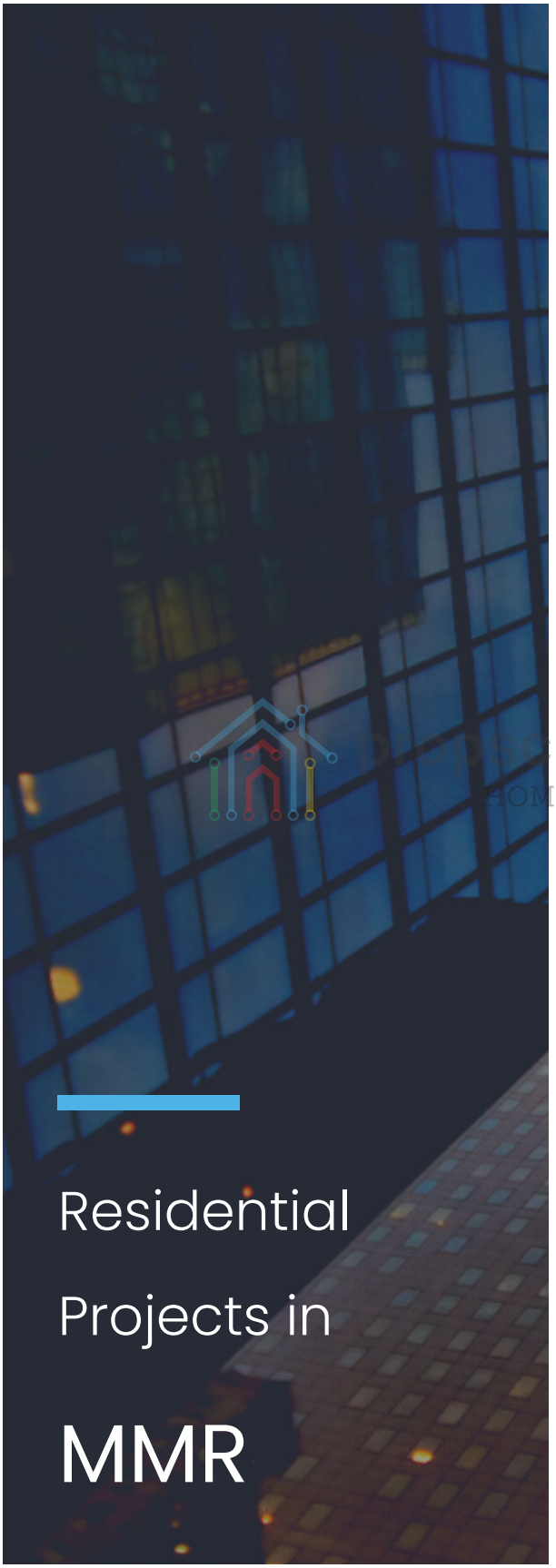
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PROP REPORT



MS Gateway

MahaRERA Number : P51800046773



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.

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LOCATION

The project is in Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H West

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HOME TRUTHS

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 169 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.00 Km**
- S.V Road Bus Stop at Khira Nagar, **170 Mtrs**
- Bandra Terminus, **5.50 Km**
- Western Express Highway **3.00 Km**
- Surya Hospitals, Hasmukh Nagar, **120 Mtrs**
- Podar International School, Saraswati Rd, **450 Mtrs**
- Juhu Garden, 22, Juhu Tara Rd, Hasmukh Nagar, **450 Mtrs**
- Santacruz West Station market, **500 Mtrs**

LAND & APPROVALS

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

MS GATEWAY

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MS GATEWAY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2027	0.70 Acre	2 BHK,3 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

MS GATEWAY

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
MS Gateway Wing A	2	8	4	2 BHK,3 BHK	32
MS Gateway Wing B	2	8	3	2 BHK	24
MS Gateway Wing C	2	8	4	2 BHK,3 BHK	32

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Security System / CCTV,MyGate / Security Apps
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MS GATEWAY

FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	760 - 770 sqft
3 BHK	1100 - 1145 sqft
2 BHK	780 - 855 sqft
2 BHK	772 - 815 sqft
3 BHK	1130 - 1145 sqft

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

Flooring	Marble 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,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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MS GATEWAY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 44080000 to 49590000
3 BHK	--	--	INR 63800000 to 66410000

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

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Festive Offers	25:75 Subvention scheme is available From 1st to 3rd floor the price is 58000/Sqft (All Inclusive) From 4th to 6th Floor the price is 60000/Sqft (All Inclusive)
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES 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	83
Connectivity	65
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	69
People	39
Amenities	36

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Building	65
Layout	53
Interiors	73
Pricing	50
Total	**62/100**

MS GATEWAY

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HOME TRUTHS