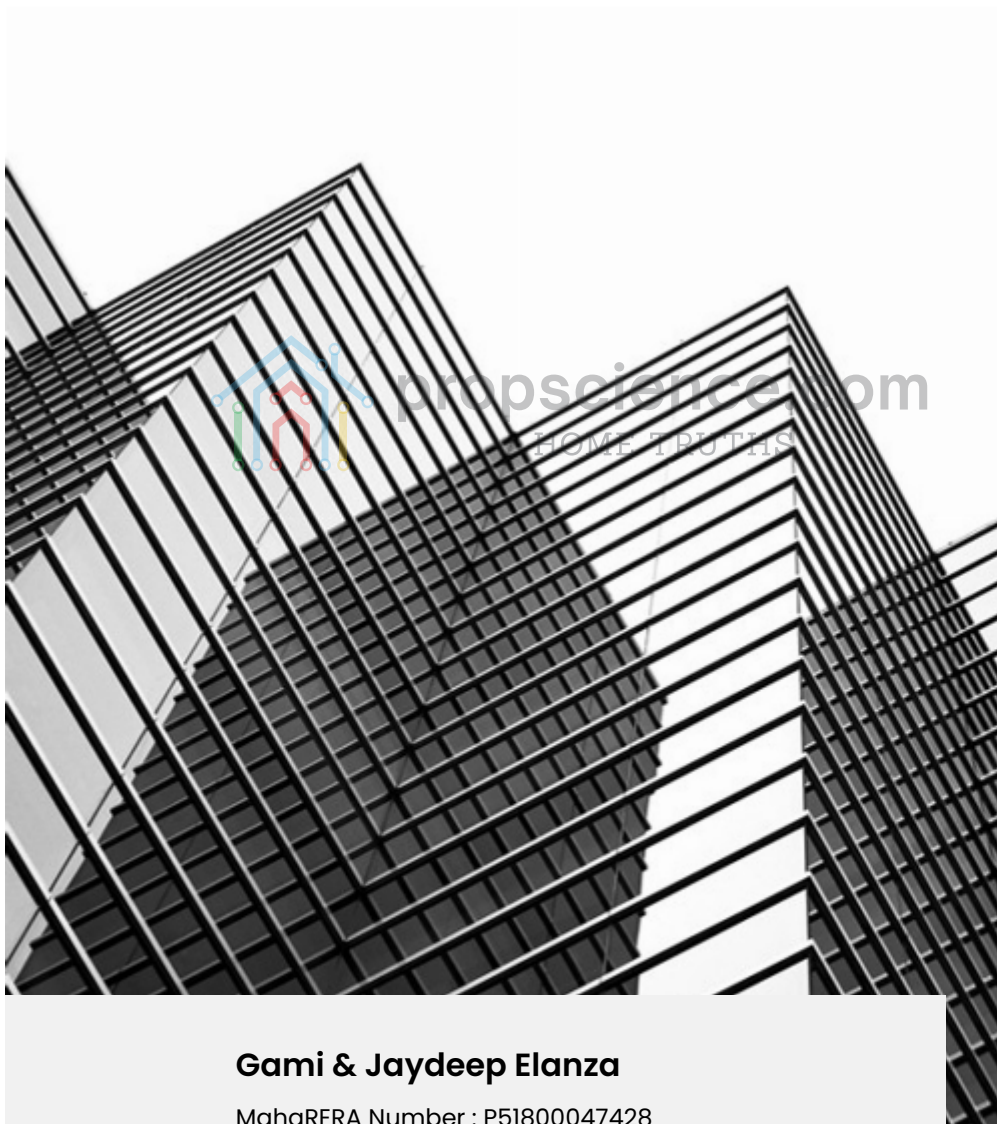


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# PROP REPORT



**Gami & Jaydeep Elanza**

MahaRERA Number : P51800047428



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 Tilak Nagar West. Tilak Nagar is a residential colony in the suburban Mumbai. There is also a railway station on the Harbour Line of the Mumbai suburban railway by this name. Named after freedom fighter Bal Gangadhar Tilak, this is a suburban area in Mumbai, India.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M West

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 235 AQI and the noise pollution is 0 to 50 dB.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.9 Km**
- Suman Nagar **3.2 Km**
- Chembur Monorail station **1.2 Km**
- Chembur Railway station **750 Mtrs**
- Eastern Express Highway **1 Km**
- Surana Sethia Hospital **2.9 Km**
- General Education Academy **1.7 Km**
- K Star Mall **2.7 Km**
- Sahakari Bhandar **1.8 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	2	1

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# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1669 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Banquet Hall,Visitor's Room,Multipurpose Hall
<b>Eco Friendly Features</b>	Landscaped Gardens,Charging Ports - Electrical Cars

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## BUILDING LAYOUT



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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A wing	2	16	5	2 BHK,3 BHK	80
B Wing	2	16	4	1 BHK,2 BHK	64

First Habitable Floor

2nd Floor

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff
- **Fire Safety** : Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift,Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	500 sqft
3 BHK	845 sqft
1 BHK	455 sqft
2 BHK	605 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,Anti Skid Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Dry Walls
<b>HVAC Service</b>	Centralized Air Conditioning System,Split / Box A/C Provision
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Geyser,Air Conditioners,Washing Machine & Dryer,Dish Washer


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HOME TRUTHS  
**COMMERCIALS**

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 11000000 to 13300000
3 BHK	--	--	INR 18500000
1 BHK	--	--	INR 10000000

**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

<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, 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
Place	48
Connectivity	73
Infrastructure	92
Local Environment	83
Land & Approvals	56
 <b>Project</b>	58
People	48
Amenities	56
Building	72
Layout	48
Interiors	80
Pricing	40

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HOME TRUTHS

Total

63/100

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