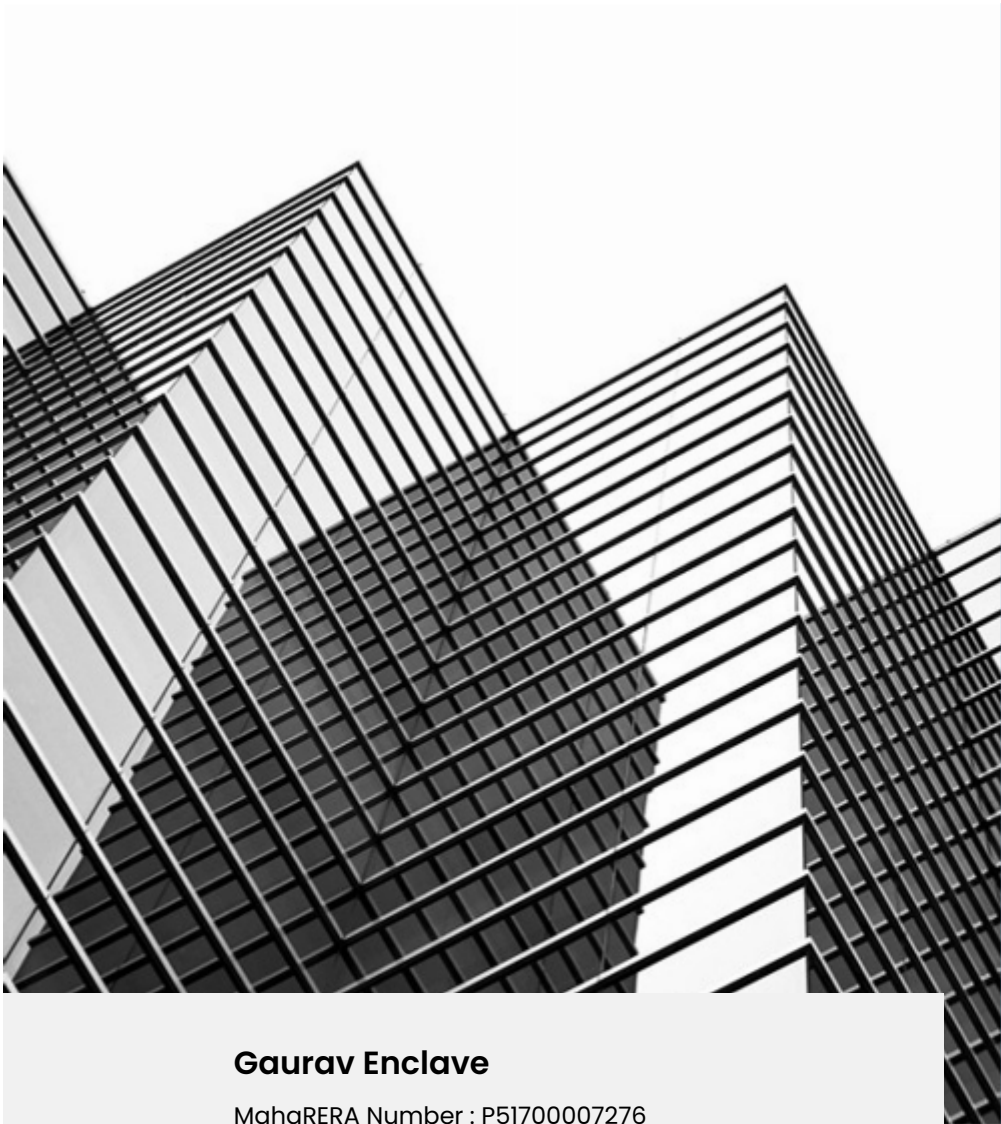


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# PROP REPORT



**Gaurav Enclave**

MahaRERA Number : P51700007276



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 57 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- International Airport **23.1 Km**
- Gaurav Sankalp **300 Mtrs**
- Mira Road **3.1 Km**
- Western Express Highway **2.3 Km**
- Thunga Hospital **2.5 Km**
- RBK Global School **2.5 Km**
- Maxus Mall **4.1 Km**
- Star Market **1.7 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th December, 2022

2007.64 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Pet Friendly
<b>Business &amp; Hospitality</b>	Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gaurav Enclave-Tower 1	3	22	4	2 BHK,3 BHK	88
Gaurav Enclave-Tower 2	3	22	4	1 BHK,2 BHK	88

First Habitable Floor

3rd

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : There are nallas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	544 sqft
3 BHK	790 sqft
1 BHK	385 sqft
2 BHK	538 sqft

Floor To Ceiling Height

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	--	--	INR 5582500
2 BHK	--	--	INR 7801000 to 7888000

3 BHK	--	--	INR 11455000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	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,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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 Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	73
<b>Infrastructure</b>	92
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	50
<b>Project</b>	59
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	65
<b>Layout</b>	55

<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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