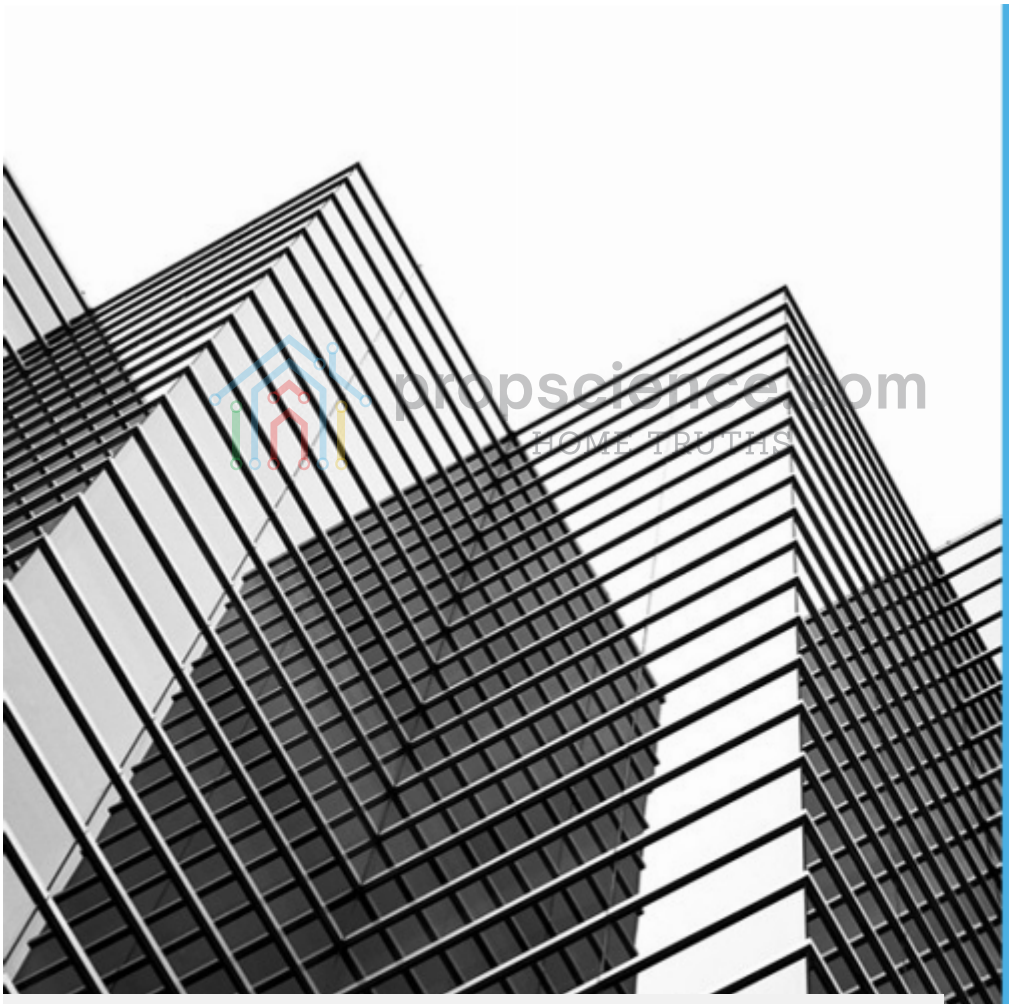
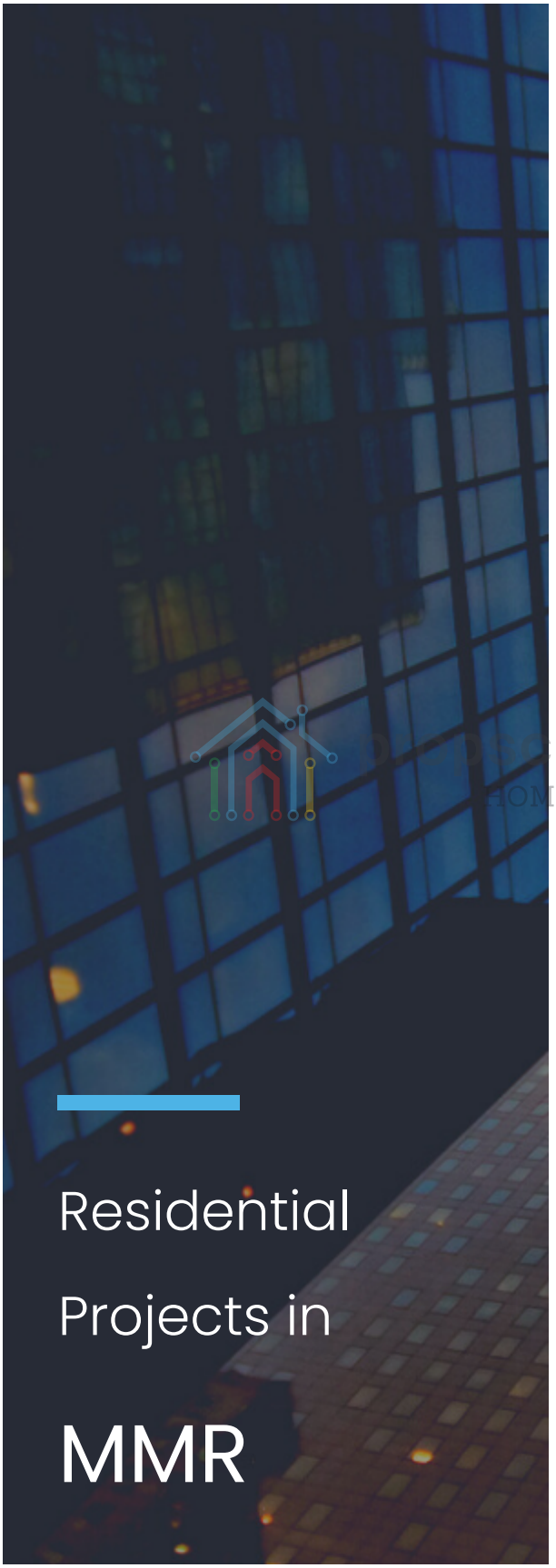
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PROP REPORT



Gold Ghar Padmavati Towers

MahaRERA Number : P51800019132



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 (East). 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
Vidyanagari	NA	Ward H East

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **5.30 Km**
- International Airport **4.90 Km**
- Santacruz Station East **3.00 Km**
- University Of Mumbai Vidyanagri Kalina **1.00 Km**
- Kalina Market **550.00 Mtrs**

LAND & APPROVALS

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

GOLD GHAR PADMAVATI TOWERS

BUILDER & CONSULTANTS

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Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

GOLD GHAR PADMAVATI TOWERS

PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	0.47 Sqft	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

GOLD GHAR PADMAVATI TOWERS

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Padmavati Towers	3	13	3		39

First Habitable Floor	1

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

GOLD GHAR PADMAVATI TOWERS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	269 sqft
2 BHK	550 - 770 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

GOLD GHAR PADMAVATI TOWERS

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 29739.78	INR 8000000	INR 8000000
2 BHK	INR 22909.09	INR 12600000	INR 12600000 to 17900000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration

0%	1%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

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Transaction History

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

GOLD GHAR PADMAVATI TOWERS

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	65
Connectivity	40
Infrastructure	60
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	38
Pricing	30
Total	**44/100**

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