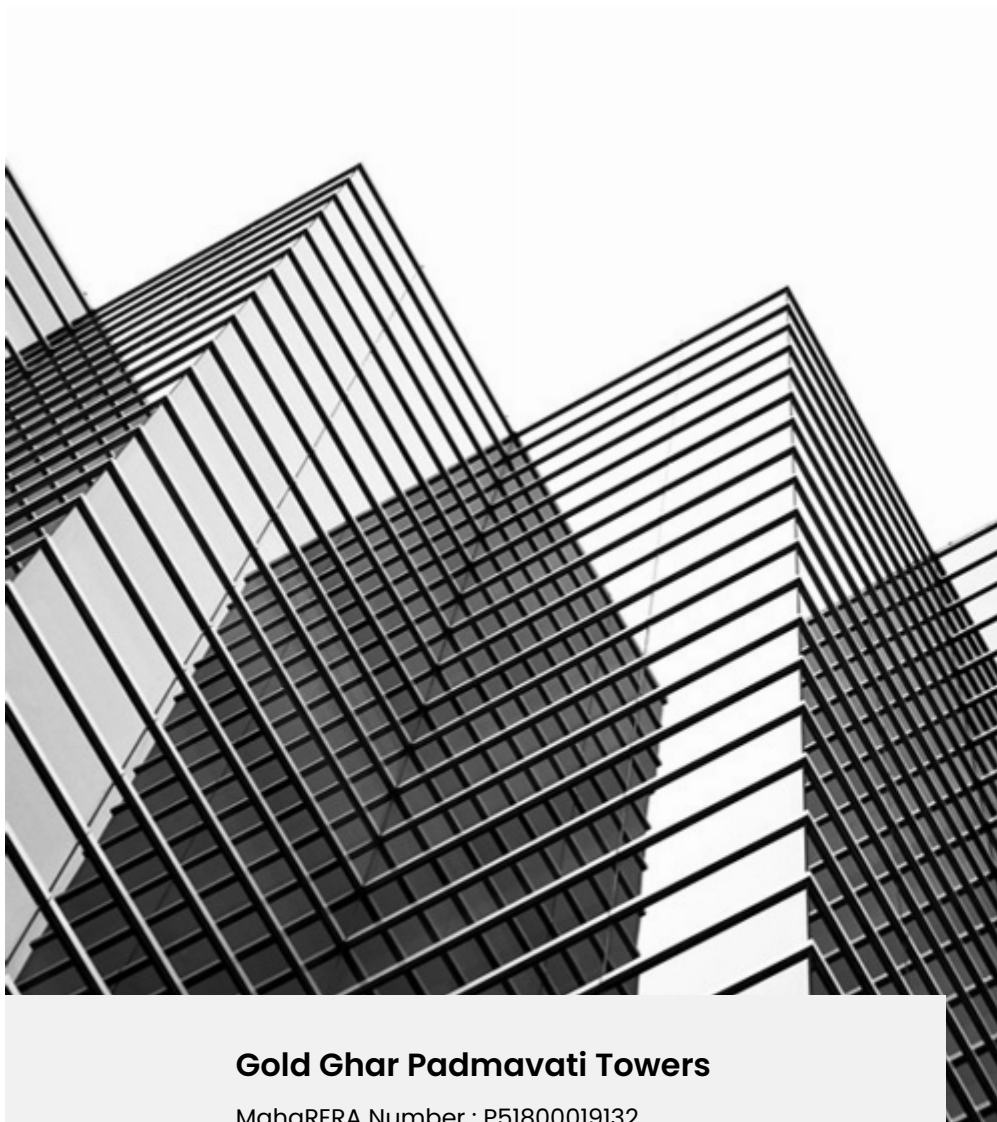


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# PROP REPORT



**Gold Ghar Padmavati Towers**

MahaRERA Number : P51800019132



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 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    |

### 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

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

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GOLD GHAR PADMAVATI  
TOWERS

# BUILDER & CONSULTANTS

## Builder Profile

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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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

## 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    |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |                  |
|------------------------------|------------------|
| Flooring                     | NA               |
| Joinery, Fittings & Fixtures | Kitchen Platform |

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

GOLD GHAR PADMAVATI  
TOWERS

## COMMERCIALS

| 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.

|            |                   |                     |
|------------|-------------------|---------------------|
| <b>GST</b> | <b>Stamp Duty</b> | <b>Registration</b> |
|------------|-------------------|---------------------|

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| 0%                | 1%                     | 0                    |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | NA                     | NA                   |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA  |
| <b>Bank Approved Loans</b> | HDFC Bank   |

### 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.

| <b>Category</b>             | <b>Score</b>  |
|-----------------------------|---------------|
| <b>Place</b>                | 65            |
| <b>Connectivity</b>         | 40            |
| <b>Infrastructure</b>       | 60            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 65            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 30            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 38            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>44/100</b> |

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