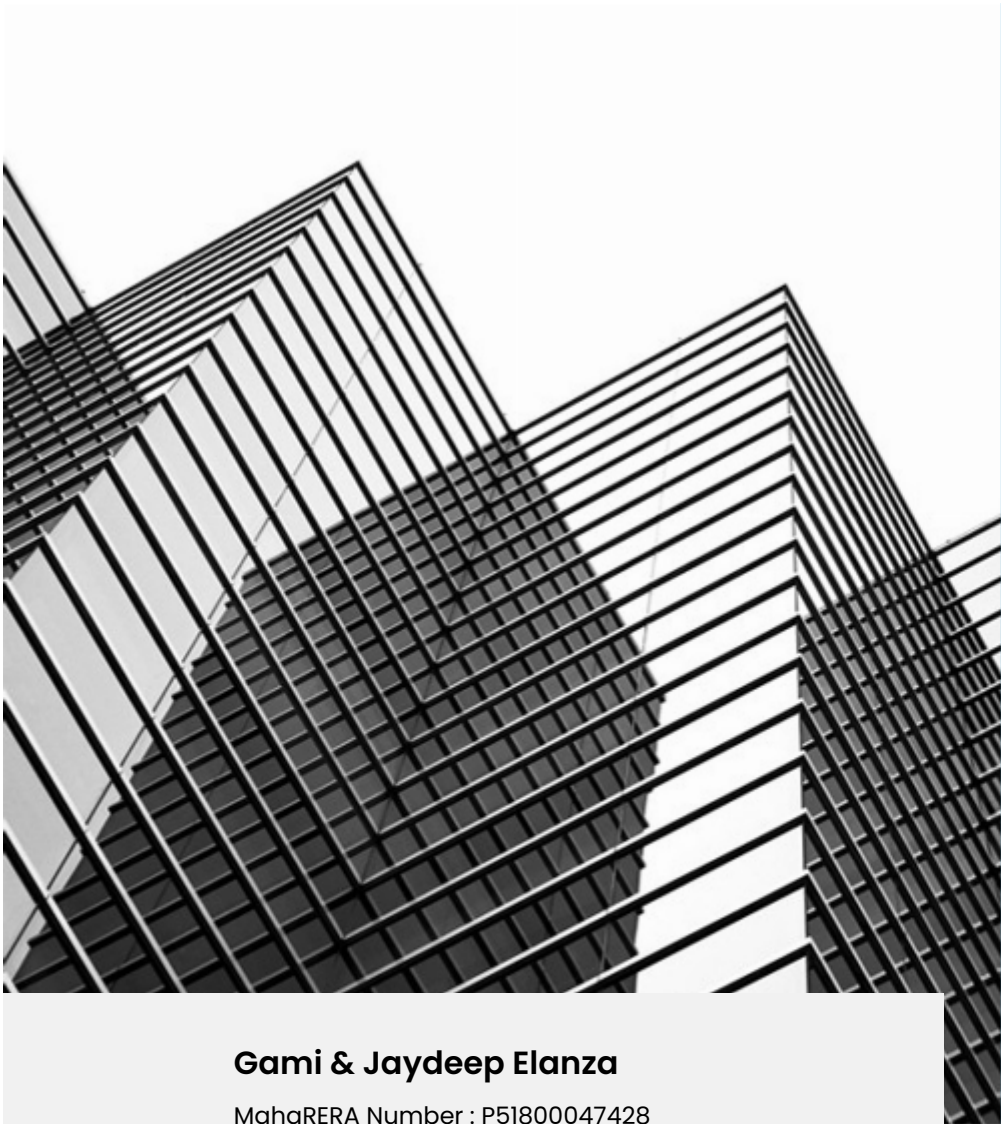


propscience.com

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

Sports	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym
Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Visitor’s Room,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Charging Ports – Electrical Cars

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BUILDING LAYOUT

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,Stretchers 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

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

Flooring	Marble Flooring,Anti Skid Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls
HVAC Service	Centralized Air Conditioning System,Split / Box A/C Provision
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Geyser,Air Conditioners,Washing Machine & Dryer,Dish Washer

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COMMERCIALS

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

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	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
Project	58
People	48
Amenities	56
Building	72
Layout	48
Interiors	80
Pricing	40

Total

63/100

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