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PROP REPORT



KK Grande

MahaRERA Number : P51800014986



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Sindhi Society 	NA	Ward M East

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.

Connectivity & Infrastructure

- KK Grande, 9, Sindhi Society No 1 Rd, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **11.6 Km**
- Chhatrapati Shivaji International Airport **11 Km**
- Umarshi Bappa Chowk Bus Stop **850 Mtrs**
- Chembur, Ramakrishna Chemburkar Marg, Postal Colony, Kurla, Mumbai, Maharashtra 400071 **2 Km**
- Chembur Railway Station **2.6 Km**
- Eastern Express Hwy, Maharashtra **1.5 Km**
- Sushrut Hospital & Research Centre **1.1 Km**
- Vivekanand Education Society **61 Mtrs**
- R City Mall **8.6 Km**
- Modern Supermarket **1.4 Km**

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LAND & APPROVALS



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HOME TRUTHS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2021	NA	1

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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
Completed on 31st October, 2019	0.22 Acre	3 BHK,4 BHK

Project Amenities

 Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Visitor's Room,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
KK Grande	2	14	2	3 BHK	28
KK Grande	2	14	2	4 BHK	28

First Habitable Floor	2nd Floor
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Services & Safety


- **Security** : Society Office, Security System / CCTV, Security Staff, Video Door Phone, MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : There are nallas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	985 sqft
4 BHK	1542 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	NA
 White Goods	Chimney & Hob,Modular Kitchen,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 30000000
4 BHK	--	--	INR 48900000

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

GST	Stamp Duty	Registration
0%	0%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,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	83
Infrastructure	72
Local Environment	45
Land & Approvals	44
Project	69
People	39
Amenities	42
Building	53
Layout	63
Interiors	55



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HOME TRUTHS

Pricing	40
Total	54/100

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