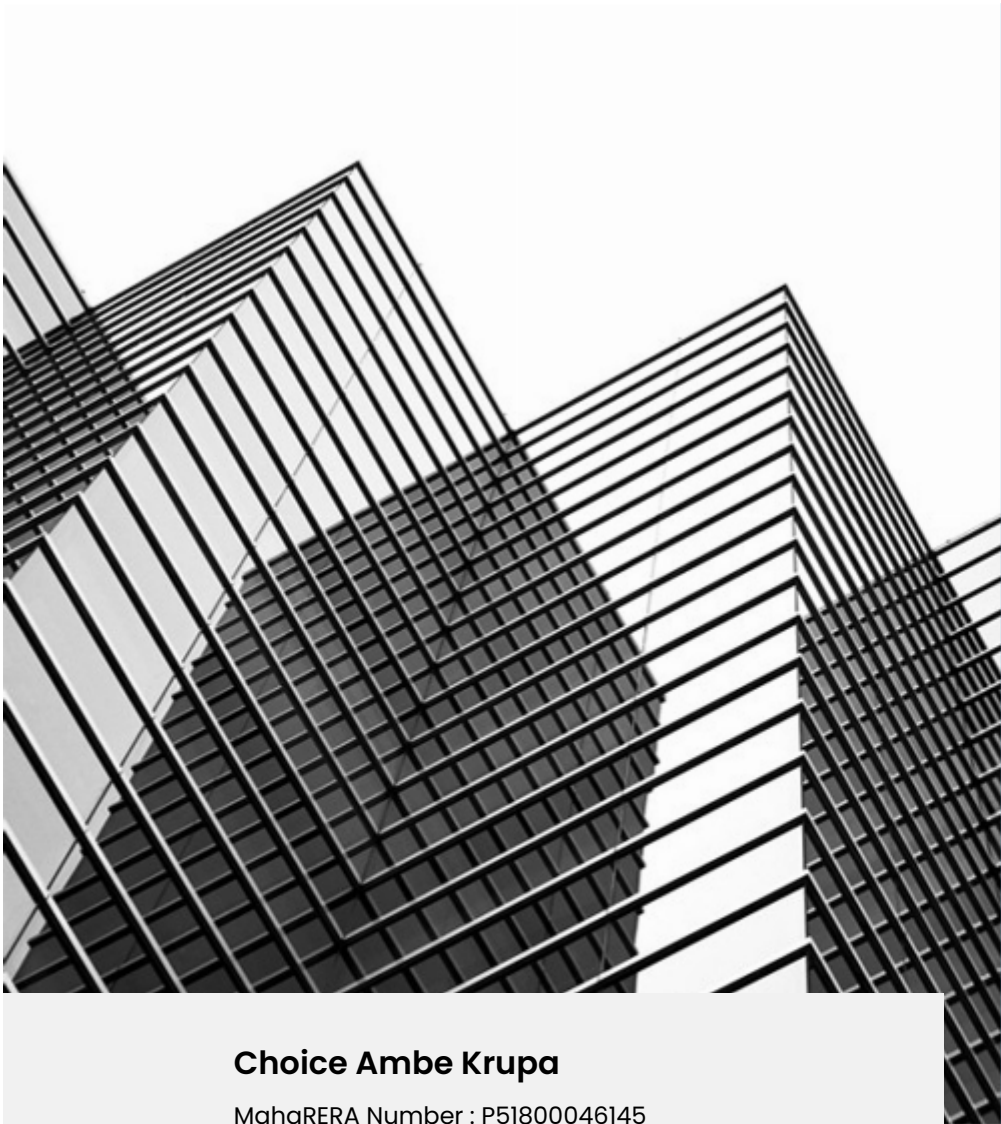


propscience.com

# PROP REPORT



**Choice Ambe Krupa**

MahaRERA Number : P51800046145



# 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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 91 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.7 Km**
- Ganesh Mandir Bus Stop **750 Mtrs**
- Vivo Ghatkopar Metro Station **850 Mtrs**
- Ghatkopar Railway Station **800 Mtrs**
- Eastern Express Highway **1.9 Km**
- Parakh Hospital **1.7 Km**
- The Universal School **2.0 Km**
- R Odeon Mall **800 Mtrs**
- R City Mall **2.5 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	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 December, 2025	0.20 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Indoor Games Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Choice Ambe Krupa	3	17	4	1 BHK,2 BHK,3 BHK	68
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	394 – 430 sqft
2 BHK	581 – 649 sqft
3 BHK	1020 sqft
Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Concealed copper wiring

Finishing	Luster Finish Paint
HVAC Service	NA
Technology	NA
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9062000 to 9890000
2 BHK	--	--	INR 13363000 to 14927000
3 BHK	--	--	INR 23460000

**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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC 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
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<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	59
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	67
<b>Layout</b>	40
<b>Interiors</b>	30
<b>Pricing</b>	50
<b>Total</b>	<b>55/100</b>

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