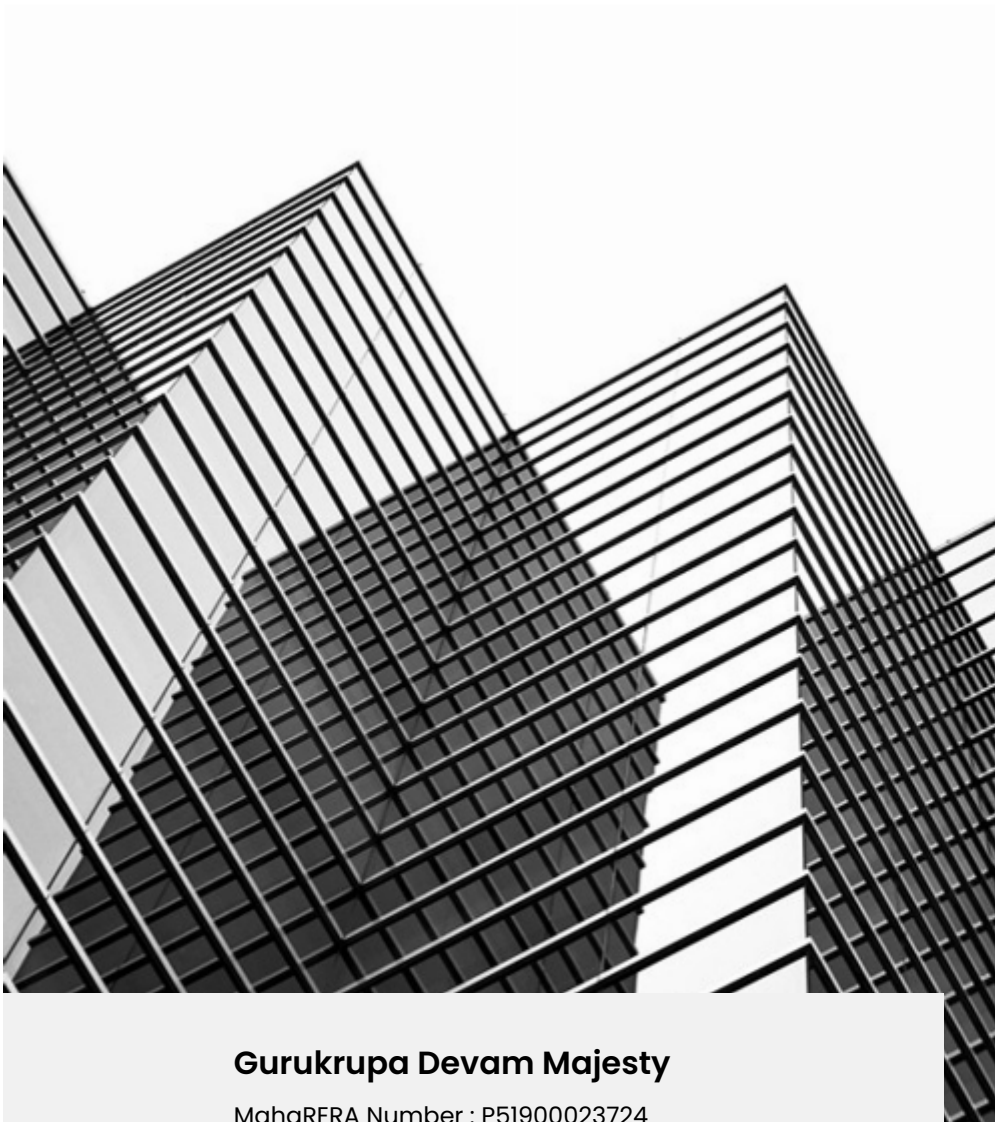


propscience.com

# PROP REPORT



**Gurukrupa Devam Majesty**

MahaRERA Number : P51900023724



# 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 |
|-------------|----------------|----------------|
| NA          | NA             | Ward N         |

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 10 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.4 Km**
- Ghatkopar Bus Depot **900 Mtrs**
- Vivo Ghatkopar Metro Station **1.0 Mtrs**
- Ghatkopar Railway Station **900 Mtrs**
- Eastern express Highway **2.5 Km**
- Parakh Hospital **2.1 Km**
- Ramniranjan Jhunjhunwala College **2.0 Km**
- R Odeon Mall **1.4 Km**
- Ghelani Super Market **1.3 Km**

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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| December 2022                        | NA                   | 1                          |

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## BUILDER & CONSULTANTS

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

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## PROJECT & AMENITIES

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| Time Line          | Size      | Typography        |
|--------------------|-----------|-------------------|
| 2022 Ready to move | 0.23 Acre | 1 BHK,2 BHK,3 BHK |

Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Cricket Pitch,Jogging Track,Kids Play Area,Gymnasium |
| Leisure                | Yoga Room / Zone,Deck Area,Sit-out Area,Pergola      |
| Business & Hospitality | Sky Lounge / Bar                                     |
| Eco Friendly Features  | NA   |

|                            |
|----------------------------|
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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|  |   |    |   |       |    |
|--|---|----|---|-------|----|
| Gurukrupa<br>Devam<br>Majesty-<br>Wing A | 2 | 16 | 4 | 1 BHK | 64 |
| Gurukrupa<br>Devam<br>Majesty-<br>Wing A | 2 | 16 | 4 | 2 BHK | 64 |
| Gurukrupa<br>Devam<br>Majesty-<br>Wing A | 2 | 16 | 4 | 3 BHK | 64 |
| Gurukrupa<br>Devam<br>Majesty-<br>Wing B | 2 | 16 | 5 | 1 BHK | 80 |
| Gurukrupa<br>Devam<br>Majesty-<br>Wing B | 2 | 16 | 5 | 2 BHK | 80 |
| Gurukrupa<br>Devam<br>Majesty-<br>Wing B | 2 | 16 | 5 | 3 BHK | 80 |

**First Habitable Floor**

1st Floor

## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

|                            |  |
|----------------------------|--|
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|----------------------------|--|

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 400 - 496 sqft    |
| 2 BHK         | 600 sqft          |
| 3 BHK         | 777 sqft          |
| 1 BHK         | 400 - 496 sqft    |
| 2 BHK         | 600 sqft          |
| 3 BHK         | 777 sqft          |

|                         |                      |
|-------------------------|----------------------|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available         | Road View / No View  |

|                              |  |
|------------------------------|--|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles  |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | NA   |
| HVAC Service                 | Split / Box A/C Provision  |
| Technology                   | NA   |
| White Goods                  | Geyser   |

|                            |
|----------------------------|
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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 23000     | INR 9200000     | INR 10150000 to 12578800 |

|       |           |              |              |
|-------|-----------|--------------|--------------|
| 2 BHK | INR 23000 | INR 13800000 | INR 15460000 |
| 3 BHK | INR 23000 | INR 17871000 | INR 20038100 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 5%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 1000000            | NA                   |

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

### Transaction History

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

|                            |  |
|----------------------------|--|
| GURUKRUPA DEVAM<br>MAJESTY |  |
|----------------------------|--|

# 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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 86    |
| Local Environment | 80    |
| Land & Approvals  | 36    |
| Project           | 58    |
| People            | 39    |
| Amenities         | 42    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 67            |
| <b>Layout</b>    | 58            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 50            |
| <b>Total</b>     | <b>59/100</b> |

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MAJESTY

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