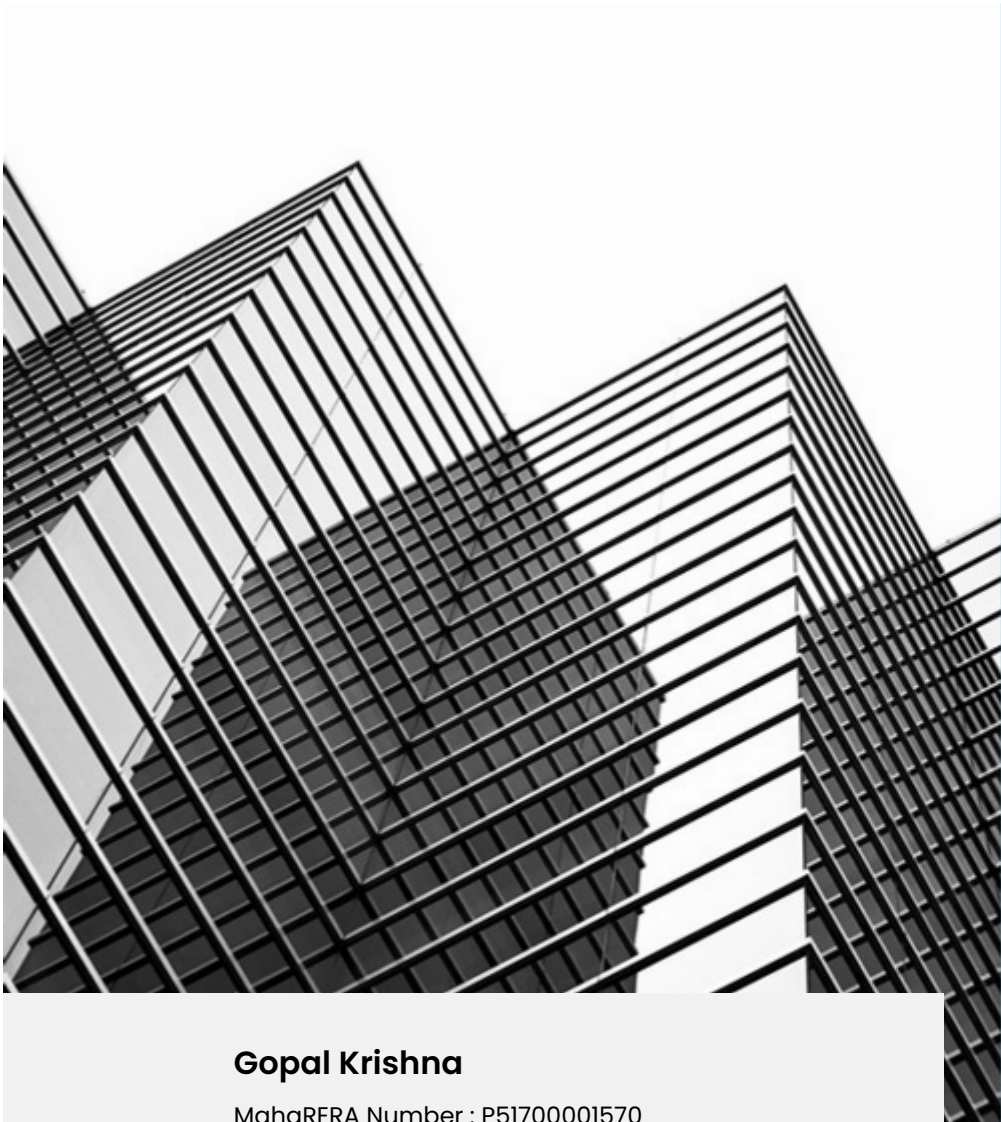


propscience.com

# PROP REPORT



**Gopal Krishna**

MahaRERA Number : P51700001570



# 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 CBD Belapur. CBD Belapur is an important locality of Navi Mumbai. The locality has main head offices for the NMMC, CIDCO, Commissioner of Central Excise, Special Crime Branch, MTNL and maintains a head branch for RBI. CBD Belapur plays a crucial role in the economical and administrative department for Navi Mumbai, because of which CBD Belapur is home to several call centers, including ChoiceConnex, Wipro BPO, Kaizen and SilkRoot. CBD Belapur will soon house the new international airport. Belapur railway station lies on the Harbour line of the Mumbai Suburban Railway. The Sion Panvel Highway passes through it and Palm Beach Road connects it to Vashi.

Post Office	Police Station	Municipal Ward
Belapur Node III	CBD Police Station	CBD Belapur

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **33.3 Km**
- Belapur Railway Station **1 Km**
- Apollo Hospital **2.1 Km**
- Delhi Public School **4 Km**
- Seawoods Grand Central Mall **3.6 Km**
- D Mart **2.6 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

NA

On-Going  
Litigations

NA

RERA Registered  
Complaints

1

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## BUILDER & CONSULTANTS

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Project Funded By

NA

Architect

NA

Civil Contractor

NA

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## PROJECT & AMENITIES

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Time Line

Size

Typography

Completed on 30th April, 2019	2350 Sqmt	2 BHK,3 BHK
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Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Deck Area,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gopal Krishna	2	20	3	2 BHK,3 BHK	60
First Habitable Floor				3rd	

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	494 sqft
3 BHK	747 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 31730.77	INR 15675000	INR 16500000
3 BHK	INR 31793.84	INR 23750000	INR 25000000

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

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

NA	NA	INR 0
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<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>	Axis Bank,HDFC Bank,ICICI Bank,IDBI 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63



<b>Connectivity</b>	48
<b>Infrastructure</b>	70
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

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