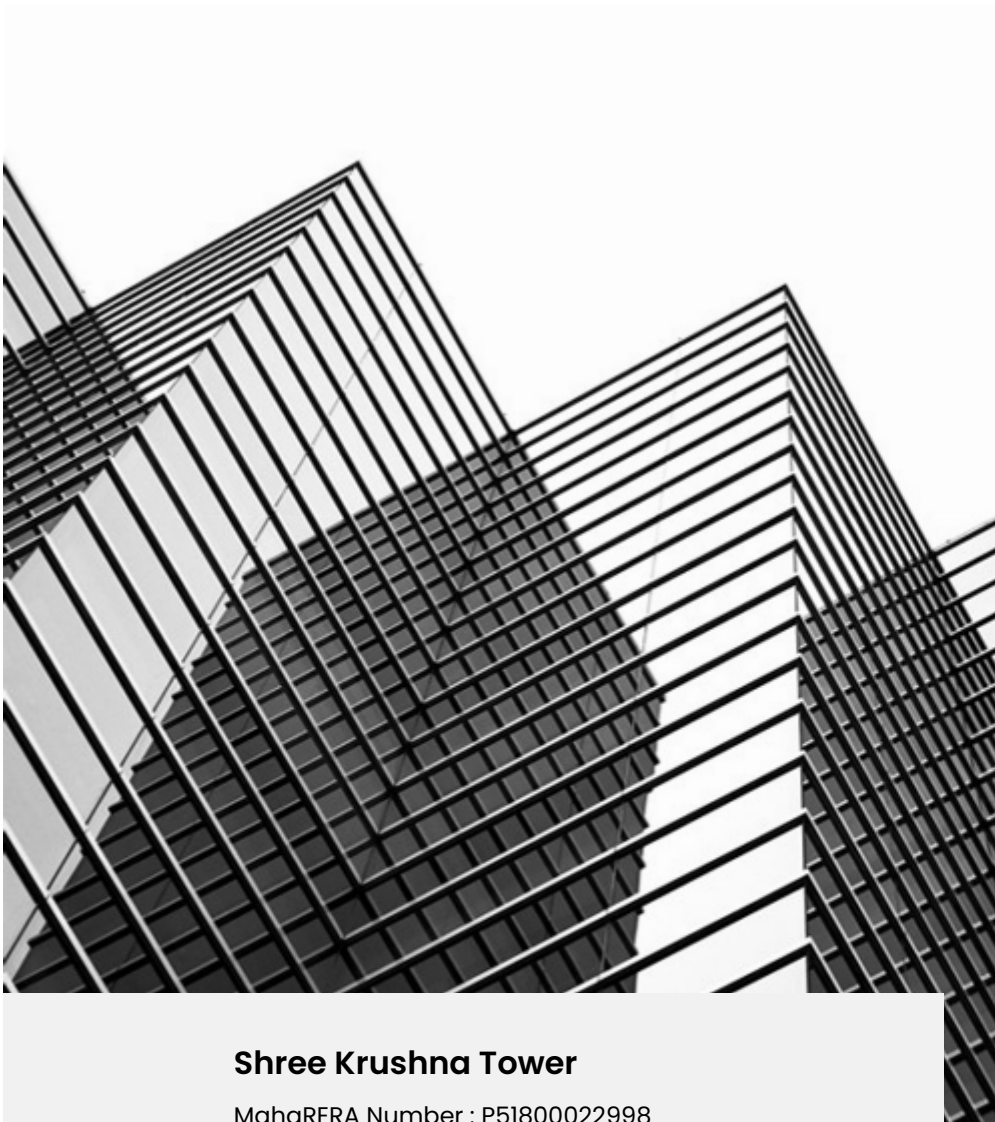


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PROP REPORT



Shree Krushna Tower

MahaRERA Number : P51800022998



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 128 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.5 Km**
- Tambe Nagar Bus Stop **450 Mtrs**
- Mulund Railway Station (W) **1.2 Km**
- Mulund - Goregaon Link Rd **2.5 Km**
- Fortis Hospital Mulund **2.6 Km**
- Orchids The International School **2.4 Km**
- R Mall Thane West **7.5 Km**
- Mahalaxmi Super Market **1.3 Km**

LAND & APPROVALS

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

SHREE KRUSHNA TOWER

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHREE KRUSHNA TOWER

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	1 Acre	1 BHK,2 BHK

Project Amenities

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

SHREE KRUSHNA TOWER

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	22	2	2 BHK	44
B Wing	2	22	6	1 BHK	132
C Wing	2	22	4	2 BHK	88
D Wing	2	22	6	1 BHK	132

First Habitable Floor

1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SHREE KRUSHNA TOWER

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	525 – 585 sqft
1 BHK	375 – 395 sqft
2 BHK	585 sqft
1 BHK	375 – 395 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities
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Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

SHREE KRUSHNA TOWER

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 20000	INR 7500000	INR 8440735 to 8882490
2 BHK	INR 20000	INR 10500000	INR 11741625 to 13083774

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 500000	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,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.

SHREE KRUSHNA TOWER

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	72
Local Environment	70
Land & Approvals	50
Project	76
People	39
Amenities	48
Building	55
Layout	53
Interiors	63

Pricing	40
Total	59/100

SHREE KRUSHNA TOWER

Disclaimer

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