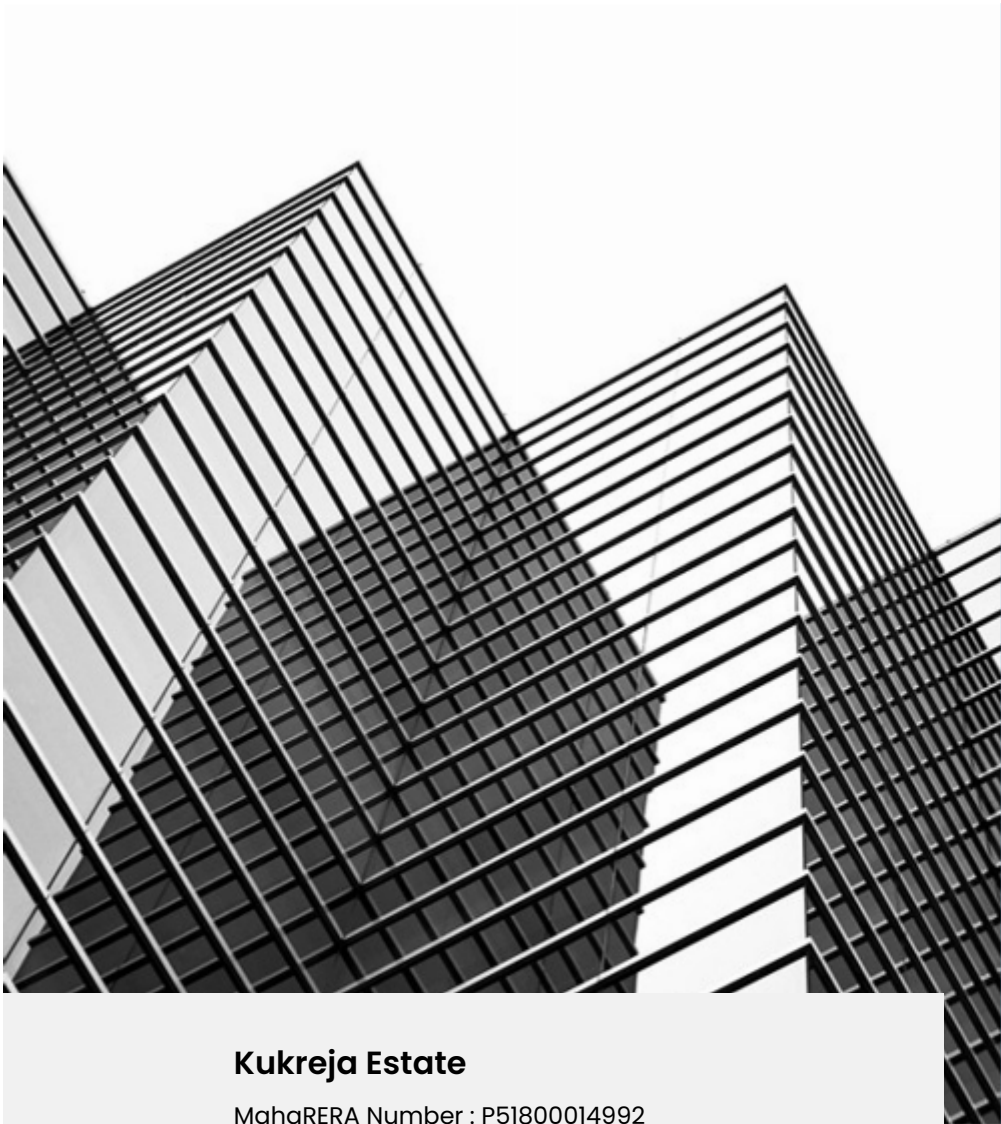


propscience.com

PROP REPORT



Kukreja Estate

MahaRERA Number : P51800014992



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
Chembur Extension	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. The air pollution levels are 77 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.5 Km**
- Vashi Naka, Mahul Rd **31 Mtrs**
- V.N.P. (R.C. Marg) **2.3 Km**
- Chembur Railway Station **3.9 Km**
- Eastern Freeway **350 Mtrs**
- Sushrut Hospital & Research Centre **3 Km**
- Swami Vivekanand Junior College **2.6 Km**
- K Star Mall **3.4 Km**
- Gopi General Stores **97 Mtrs**

KUKREJA ESTATE

LAND & APPROVALS

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

KUKREJA ESTATE

BUILDER & CONSULTANTS

Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KUKREJA ESTATE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2022	0.47 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting

KUKREJA ESTATE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	25	7	1 BHK,2 BHK	175
Wing D	2	25	7	1 BHK,2 BHK	175
First Habitable Floor				2nd Floor	

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : Fire cylinders

- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

KUKREJA ESTATE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	406 – 423 sqft
2 BHK	624 sqft
1 BHK	406 – 423 sqft
2 BHK	624 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring

Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

KUKREJA ESTATE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 11000000 to 11460600
2 BHK	--	--	INR 17000000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 300000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

KUKREJA ESTATE

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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Place	48
Connectivity	83
Infrastructure	78
Local Environment	70
Land & Approvals	58
Project	76
People	56
Amenities	42
Building	55
Layout	45
Interiors	38
Pricing	30
Total	57/100

Disclaimer

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