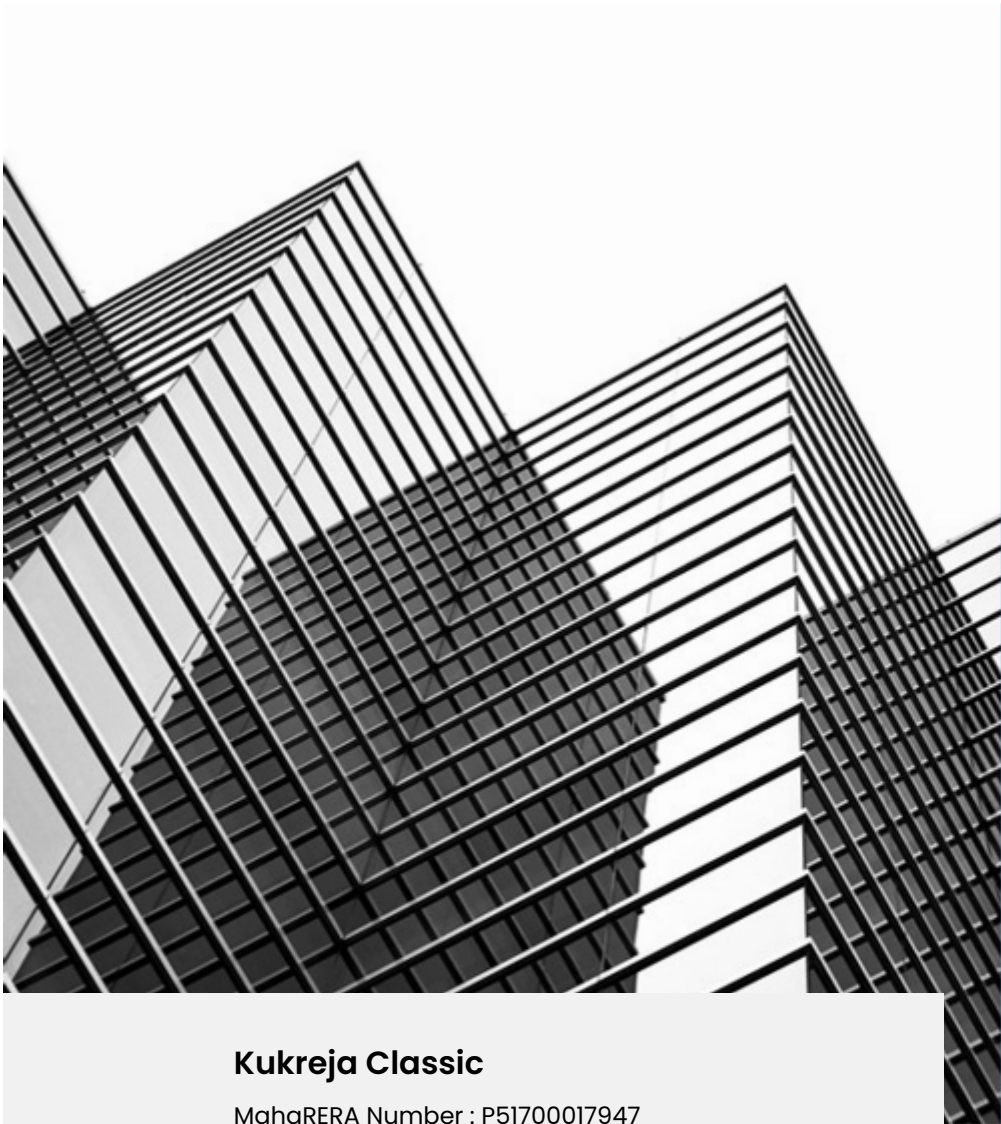


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PROP REPORT



Kukreja Classic

MahaRERA Number : P51700017947



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 Sanpada. Sanpada is a residential locality developed by CIDCO. In recent years, the locality has witnessed a healthy growth in development and real estate prices because of its well laid out infrastructure. Sanpada is connected to Mumbai, Thane and Pnavel via the Harbour Line. The Sion-Panvel highway cuts through Sanpada, making the locality further well connected. Sanpada has a very active Senior Citizen Association with more than 400 registered members. Recently, NMMC provided a recreational center for the senior citizens of Sanpada

Post Office	Police Station	Municipal Ward
Sanpada	Sanpada Police Station	Sanpada

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 26 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **27.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **30.2 Km**
- Vashi Bus Station **3.4 Km**
- Sanpada Railway Station **900 Mtrs**
- Palm beach road **2.7 Km**
- New Millenium Hospital **2.1 Km**
- Reliance Foundation School **6.3 Km**
- Inorbit Mall **2.4 Km**
- D-mart Juinagar **2.9 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2020	NA	1

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BUILDER & CONSULTANTS

Kukreja Group was founded by Late Mr. Tolaram M. Kukreja in 1947 headquartered in Chembur, Mumbai. With over five decades of continuous contribution, the Kukreja's are today, a class by themselves in the building industry in and around Mumbai. Kukreja Constructions has successfully completed about 1250 projects within Mumbai & Navi Mumbai of Residential, Industrial and Commercial kind.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
1970 Ready to move	2.5 Acre	2 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Deck Area,Sit-out Area,Pergola
Business & Hospitality	Barbeque Pit,Party Lawn
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
Wing B	3	21	4	2 BHK	84
WING C	4	21	8	2 BHK	168
Wing D	3	21	6	2 BHK	126
First Habitable Floor				5th Floor	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **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
2 BHK	526.6 sqft
2 BHK	516.8 sqft
2 BHK	521.4 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 40414.27	INR 20920000	INR 23000000 to 23430000

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 1000000	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,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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	73
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	69
People	39

Amenities	62
Building	67
Layout	45
Interiors	65
Pricing	40
Total	64/100

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