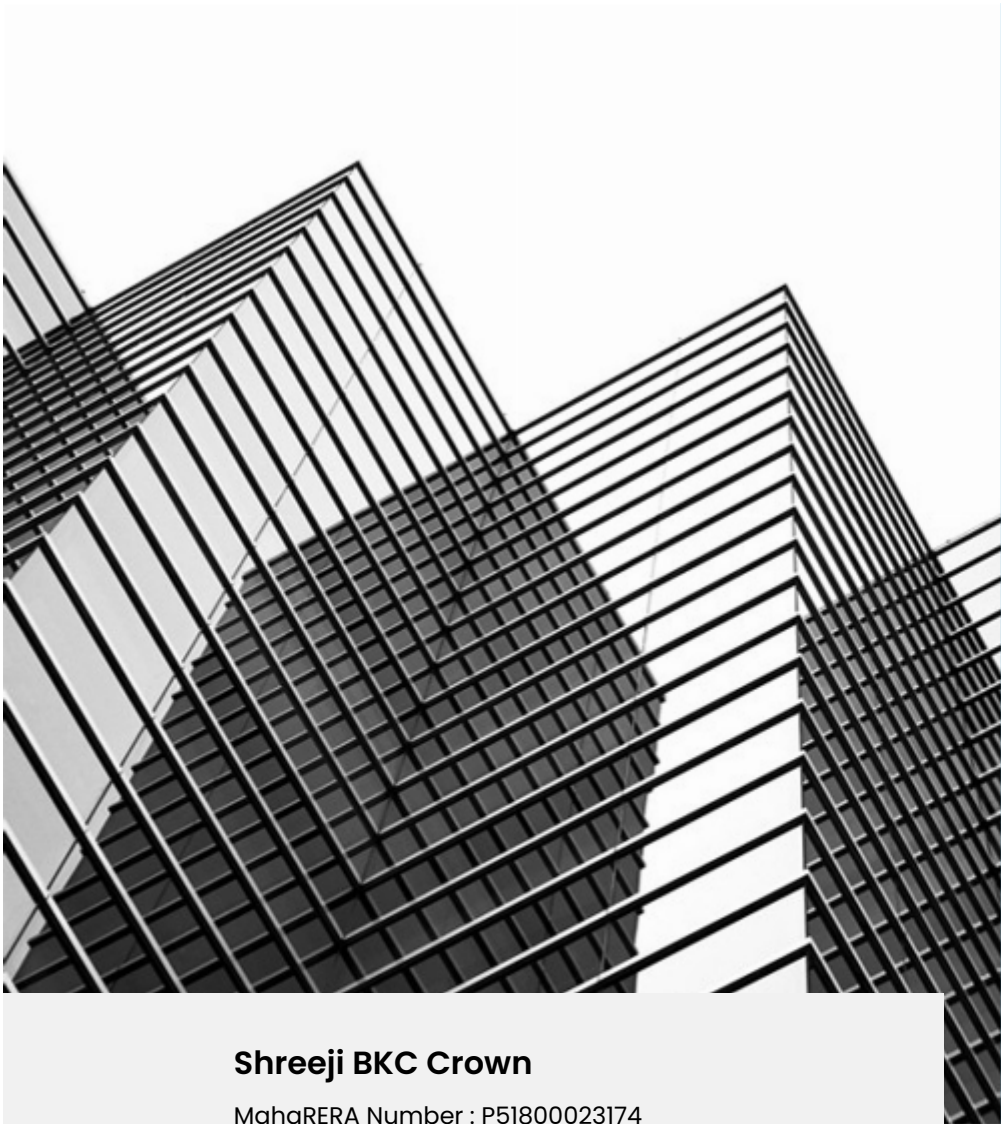


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PROP REPORT



Shreeji BKC Crown

MahaRERA Number : P51800023174



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 Kurla (West). Kurla is a neighbourhood of East Mumbai, India. Kurla may be divided into two parts: Kurla (East) and Kurla (West), It is the headquarters of the Kurla taluka of Mumbai Suburban district. Kurla West is surrounded by Ghatkopar and Saki Naka neighbourhood of Andheri East to its North, Kalina and the Bandra Kurla Complex to its West and the Sion – Dharavi area to its south across the Mahim Creek. The earliest settlements in Kurla were in this area in the northern end of Kurla West. The Lal Bahadur Shastri Marg is the arterial road for Kurla West.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Kurla | NA | Ward L |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 60 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.9 Km**
- Anjanabai Magar Bus Stop **450 Mtrs**
- Kurla Railway Station **1.1 Km**
- Lal Bahadur Shastri Rd **650 Mtrs**
- Surana Sethia Hospital **6 Km**
- Msbs English Medium Secondary School **1.2 Km**
- Phoenix Marketcity **2.7 Km**
- Shree Balaji Super Market **1.2 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Shreeji Construction is one the leading real estate developers based in Mumbai, led by Mr Nimesh Desai and Mr Bhushan Patil. Their immense experience and the unparalleled expertise of the engineers and admin teams have brought immense reputation and recognition to Shreeji Construction. They have completed various projects in Mumbai and have 5 upcoming skyscrapers planned in Orlem, Malad.

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-------------|------------|
| Completed on 31st December, 2025 | 2215.2 Sqmt | 1 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Open Stage Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Temple |
| Business & Hospitality | Visitor's Room,Sky Lounge / Bar,Clubhouse,Community Hall,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Water Bodies / Koi Ponds,Green Zone,Landscaped Gardens,Water Storage,Eco Friendly Paint,STP Plant |

SHREEJI BKC CROWN

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shreeji BKC Crown | 2 | 12 | 6 | 1 BHK | 72 |
| First Habitable Floor | | | | 2nd Floor | |

Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff
- **Fire Safety :** Fire Hose,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,Stretchers Lift,Goods Lift

SHREEJI BKC CROWN

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|-----------------------|
| 1 BHK | 382 – 453 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |

| | |
|-----------------|---------------------|
| Views Available | Road View / No View |
|-----------------|---------------------|

| | |
|------------------------------|--|
| Flooring | Marble Flooring,Wooden Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Kitchen Platform,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards |
| Finishing | Dry Walls,False Ceiling,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision |
| Technology | WIFI enabled,Optic Fiber Cable |
| White Goods | Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven |

SHREEJI BKC CROWN

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | -- | -- | INR 11000000 to 14000000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 5% | 5% | INR 300000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 0 | 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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak 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.

SHREEJI BKC CROWN

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 | 100 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 55 |
| Amenities | 84 |
| Building | 62 |
| Layout | 45 |
| Interiors | 80 |
| Pricing | 40 |

Total

68/100

SHREEJI BKC CROWN

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