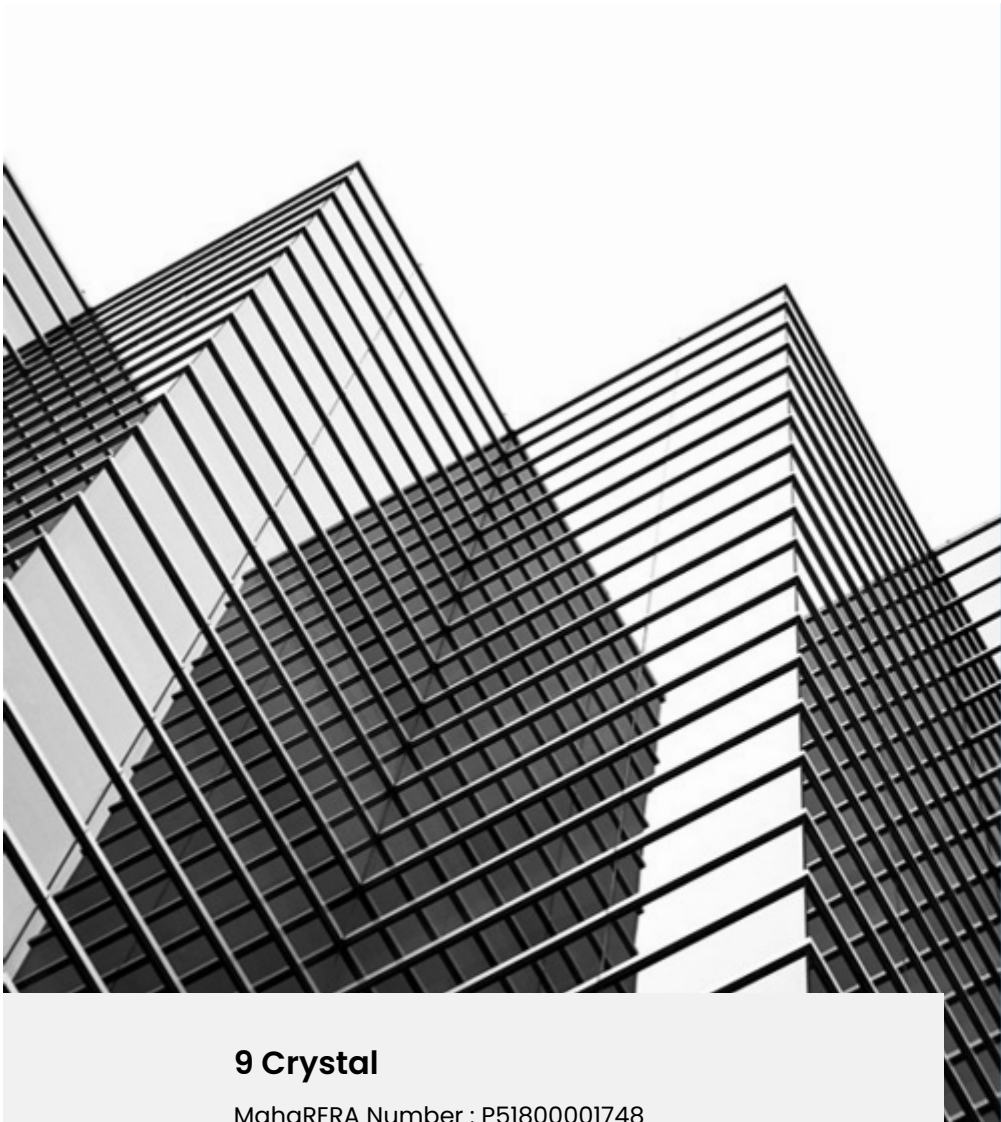


PROP REPORT



9 Crystal

MahaRERA Number : P51800001748



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 40 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.7 Km**
- Odeon Bus Stop **700 Mtrs**
- Vivo Ghatkopar Metro Station **1.4 Km**
- Ghatkopar Railway Station **1.3 Km**
- Eastern Express Highway **2.5 Km**
- Ashirwad Heart hospital **400 Mtrs**
- The Universal School **280 Mtrs**
- R City Mall **3.8 Km**
- R Odeon Mall **650 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	NA	1

9 CRYSTAL

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

9 CRYSTAL

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	1 Acre	1 BHK,2 BHK,5 BHK

Project Amenities

Sports	Kids Play Area,Outdoor Gym,Indoor Games Area
Leisure	Temple
Business & Hospitality	Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

9 CRYSTAL

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
9 Crystal	3	15	4	1 BHK,2 BHK,5 BHK	60
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** Fire Hose,Fire cylinders

- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

9 CRYSTAL

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	852 – 1338 sqft
2 BHK	1327 sqft
5 BHK	14100 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	NA
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings

Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

9 CRYSTAL

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12780000 to 24084000
2 BHK	--	--	INR 20568500
5 BHK	--	--	INR 100000000

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

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd

Transaction History

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

9 CRYSTAL

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	78
Local Environment	80
Land & Approvals	44
Project	59
People	39
Amenities	48
Building	63
Layout	73
Interiors	55
Pricing	50
Total	61/100

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