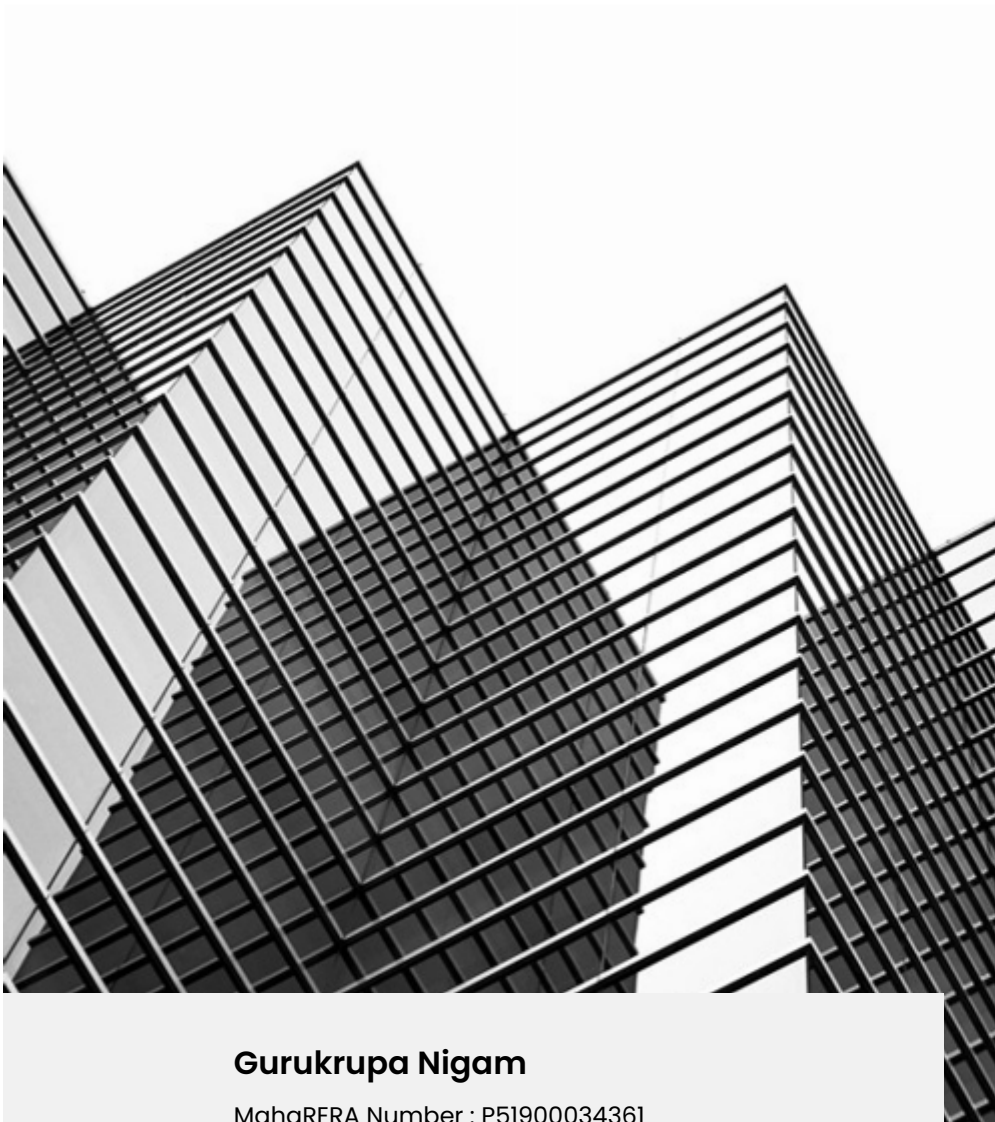


propscience.com

# PROP REPORT



**Gurukrupa Nigam**

MahaRERA Number : P51900034361



# 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
Pant Nagar	NA	Ward N

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 36 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.3 Km**
- Ghatkopar Bus Depot **650 Mtrs**
- Vivo Ghatkopar Metro Station **950 Mtrs**
- Ghatkopar Railway Station **850 Mtrs**
- Eastern Express Highway **2.4 Km**
- Parakh Hospital **2.0 Km**
- The Universal School **2.3 Km**
- R City Mall **2.1 Km**
- Ghelani Super Market **1.3 Km**

## LAND & APPROVALS

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

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GURUKRUPA NIGAM

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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GURUKRUPA NIGAM

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.21 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone
Business & Hospitality	Party Lawn,Sky Lounge / Bar
Eco Friendly Features	Rain Water Harvesting,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gurukrupa Nigam	2	16	4	1 BHK,2 BHK,3 BHK	64
First Habitable Floor				1St floor	

Services & Safety

- **Security** : Video Door Phone
- **Fire Safety** : NA

- **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
1 BHK	438 – 474 sqft
2 BHK	628 – 665 sqft
3 BHK	992 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows
<b>HVAC Service</b>	Centralized Air Conditioning System
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 20500	INR 8979000	INR 10156900 to 10968700
2 BHK	INR 21500	INR 13502000	INR 15232200 to 16107250
3 BHK	INR 24000	INR 23808000	INR 26718800

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 1000000	INR 150000 250000 350000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,PNB Housing Finance Ltd,Tata Capital

### Transaction History

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

GURUKRUPA NIGAM

## 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	80
Land & Approvals	30
Project	61
People	39
Amenities	42
Building	67
Layout	40
Interiors	45
Pricing	50
Total	56/100

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