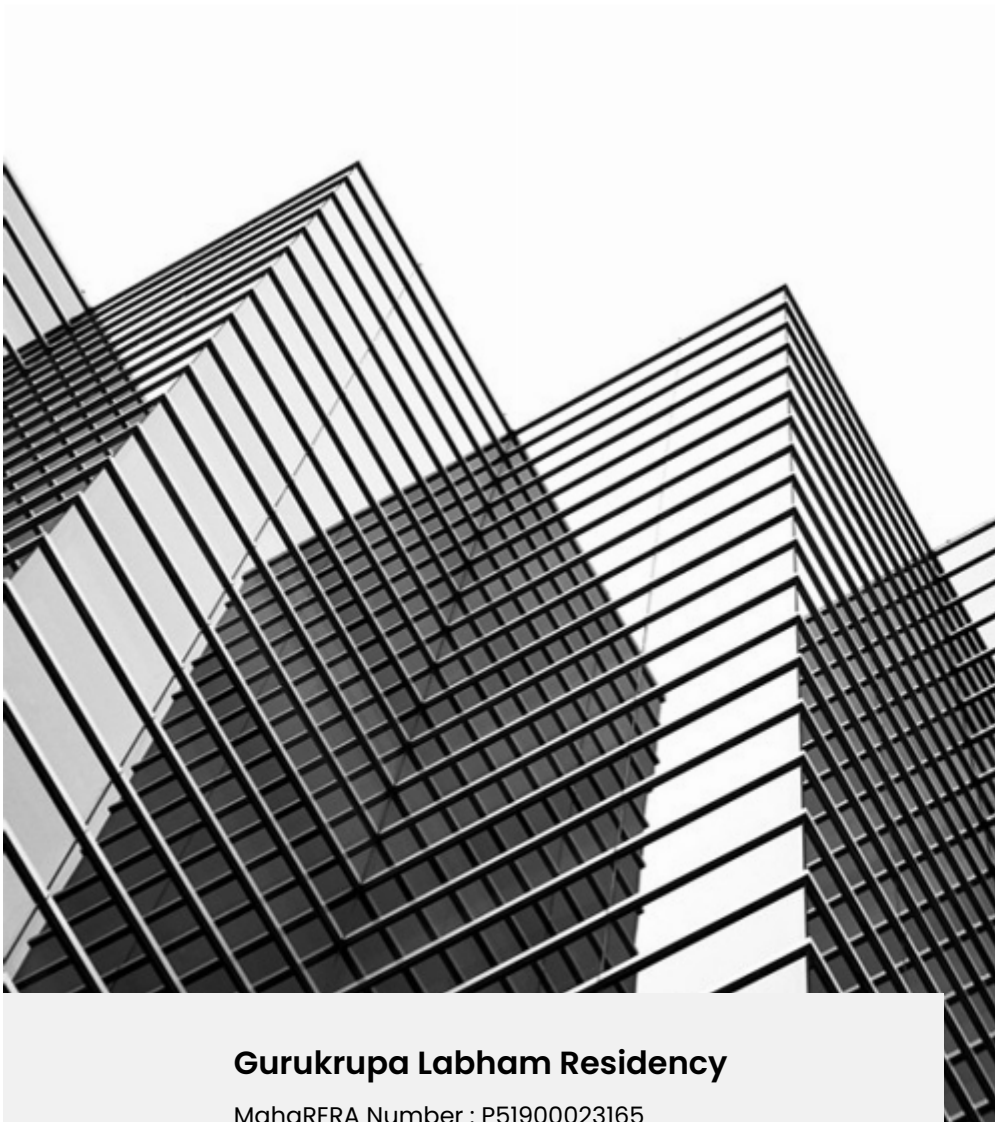


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# PROP REPORT



**Gurukrupa Labham Residency**

MahaRERA Number : P51900023165



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 50 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.6 Km**
- Ghatkopar Bus Depot **1.0 Km**
- Ghatkopar Metro Station **1.0 Km**
- Ghatkopar railway Station **900 Mtrs**
- Eastern Express Highway **3.5 Km**
- Parakh Hospital, **2.0 Km**
- K. J. Somaiya College Of Arts And Commerce **3.1 Km**
- R Odeon Mall **1.4 Km**
- Ghelani Super Market **1.3 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st December, 2022	0.234 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Pergola
Business & Hospitality	Party Lawn
Eco Friendly Features	Rain Water Harvesting,Water Storage,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gurukrupa Labham Residency- Wing A	2	16	4	1 BHK,2 BHK,3 BHK	64

Gurukrupa Labham Residency- Wing B	2	16	4	1 BHK,2 BHK,3 BHK	64
First Habitable Floor				1st Floor	

## Services & Safety

- **Security :** Maintenance Staff,Intercom Facility,Video Door Phone
- **Fire Safety :** Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	416 – 469 sqft
2 BHK	598 – 632 sqft
3 BHK	867 sqft

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2 BHK	598 – 632 sqft
3 BHK	867 sqft

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

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	VRV / VRF System,Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24000	INR 9984000	INR 11012400 to 12411600
2 BHK	INR 24000	INR 14352000	INR 14352000 to 16964800
3 BHK	INR 24000	INR 20808000	INR 23238800 to 23268800

**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 250000 350000

Festive Offers	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Bajaj Finance Ltd,Bank of Baroda,HDFC Bank,L& T Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

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## 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	73
Infrastructure	78

<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	30
<b>Project</b>	61
<b>People</b>	39
<b>Amenities</b>	54
<b>Building</b>	67
<b>Layout</b>	58
<b>Interiors</b>	90
<b>Pricing</b>	50
<b>Total</b>	<b>61/100</b>

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