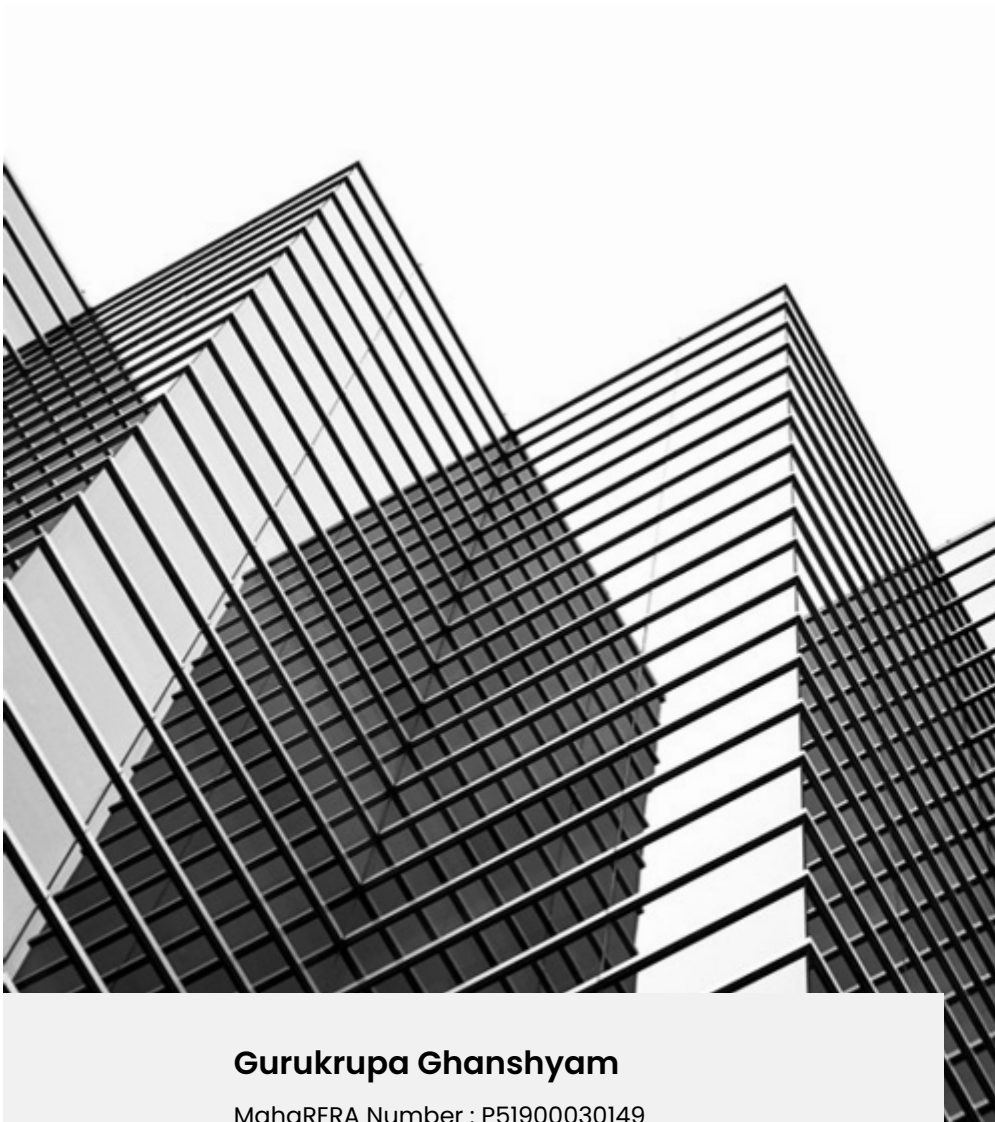


propscience.com

PROP REPORT



Gurukrupa Ghanshyam

MahaRERA Number : P51900030149



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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Pant Nagar Police station Bus Stop **800 Mtrs**
- Vivo Ghatkopar Metro station **800 Mtrs**
- Ghatkopar Railway Station **800 Mtrs**
- Highway suvidha, Mumbai - Agra National Hwy, Godrej Mangroves Area, Mankur, Mumbai, Maharashtra 400075 **3.0 Km**
- Khus-Hal Hospital **750 Mtrs**
- Universal MSG-SGKM College of Arts, Science & Commerce, **1.7 Km**
- R Odeon Mall **1.0 Km**
- D-Mart **3.0 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
-----------	------	------------

Completed on 31st December, 2023	0.50 Acre	1 BHK,2 BHK
----------------------------------	-----------	-------------

Project Amenities

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

GURUKRUPA GHANSHYAM

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gurukrupa Ghanshyam Wing 1	2	16	4	1 BHK	64

Gurukrupa Ghanshyam Wing 1	2	16	4	1 BHK	64
Gurukrupa Ghanshyam Wing 1	2	16	4	2 BHK	64
Gurukrupa Ghanshyam Wing 2	2	16	5	1 BHK	80
Gurukrupa Ghanshyam Wing 2	2	16	5	1 BHK	80
Gurukrupa Ghanshyam Wing 2	2	16	5	2 BHK	80
First Habitable Floor				1st Floor	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	423 sqft
1 BHK	470 sqft
2 BHK	650 sqft
1 BHK	423 sqft
1 BHK	470 sqft
2 BHK	650 sqft

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

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA

HVAC Service	Centralized Air Conditioning System
Technology	NA
White Goods	NA

GURUKRUPA GHANSHYAM

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 15000000 to 16666200
2 BHK	--	--	INR 17100000

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	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	IDBI Bank

Transaction History

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

GURUKRUPA GHANSHYAM

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	36
Project	68
People	39
Amenities	54
Building	67
Layout	38
Interiors	30
Pricing	40
Total	56/100

GURUKRUPA GHANSHYAM

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This

information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an

advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.