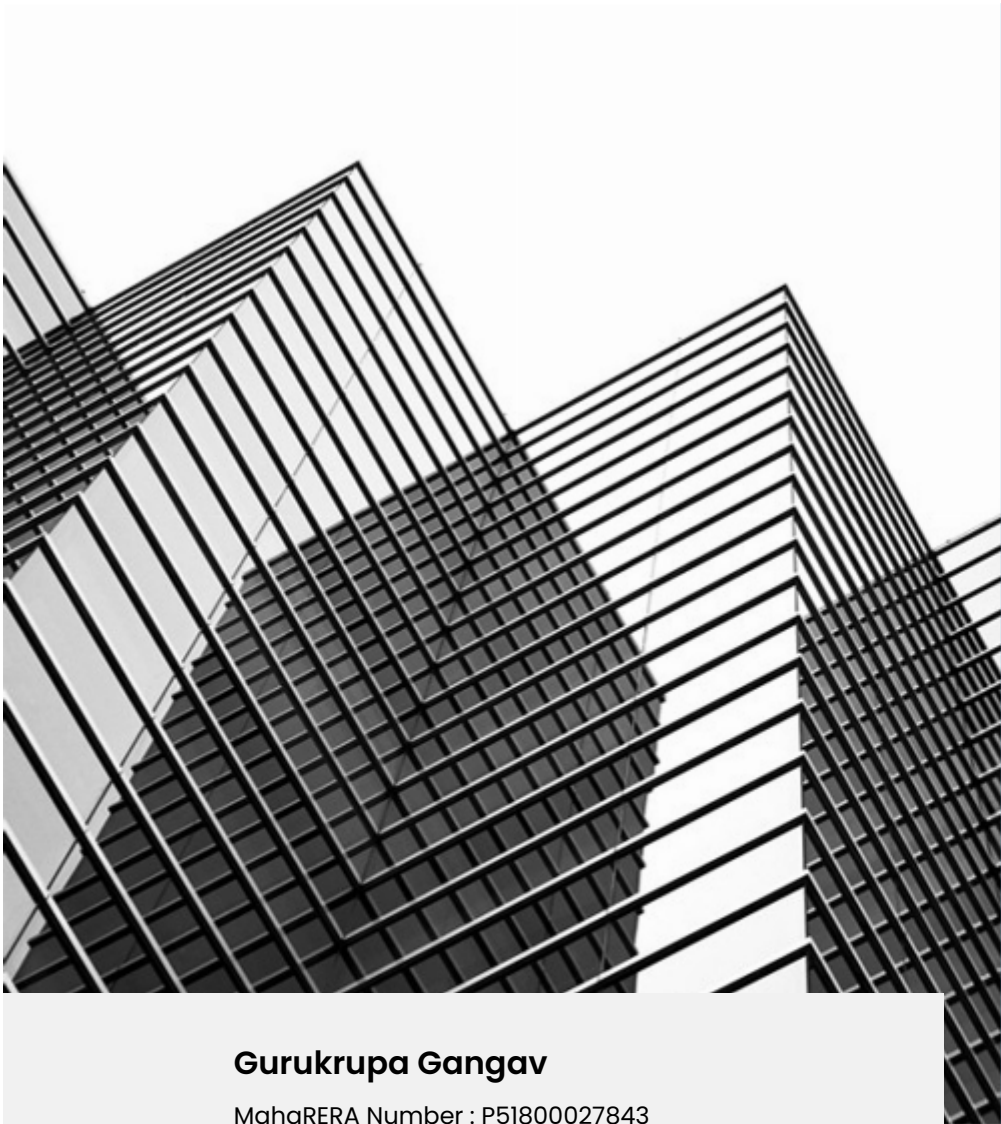


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PROP REPORT



Gurukrupa Gangav

MahaRERA Number : P51800027843



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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Ganesh Mandir bus stop **650 Mtrs**
- VIVO Ghatkopar Metro Station **1.4 Km**
- Ghatkopar(East) Railway Station **1.2 Km**
- Eastern Express Highway **1.6 Km**
- Kohinoor Hospital **4.0 Km**
- P.G.Garodia School (ICSE) **700 Mtrs**
- R Odeon Mall **400 Mtrs**
- Ghelani SuperMarket **800 Mtrs**

LAND & APPROVALS

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

GURUKRUPA GANGAV

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

GURUKRUPA GANGAV

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2022	0.19 Acre	1 BHK,2 BHK,3 BHK,3.5 BHK,4.5 BHK
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Project Amenities

Sports	Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Pergola
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage,STP Plant

GURUKRUPA GANGAV

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Gurukrupa Gangav-Wing A	2	20	3	1 BHK	60

Gurukrupa Gangav- Wing A	2	20	3	2 BHK	60
Gurukrupa Gangav- Wing A	3	20	3	3 BHK	60
Gurukrupa Gangav- Wing A	2	20	3	3.5 BHK	60
Gurukrupa Gangav- Wing A	2	20	3	4.5 BHK	60
Gurukrupa Gangav- Wing B	2	20	3	1 BHK	60
Gurukrupa Gangav- Wing B	2	20	3	2 BHK	60
Gurukrupa Gangav- Wing B	2	20	3	3 BHK	60
Gurukrupa Gangav- Wing B	2	20	3	3.5 BHK	60

Gurukrupa Gangav- Wing B	2	20	3	4.5 BHK	60
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone
- **Fire Safety :** Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

GURUKRUPA GANGAV

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	411 - 418 sqft
2 BHK	567 - 656 sqft
3 BHK	945 sqft
3.5 BHK	1040 sqft

4.5 BHK	1230 sqft
1 BHK	411 - 418 sqft
2 BHK	567 - 656 sqft
3 BHK	945 sqft
3.5 BHK	1040 sqft
4.5 BHK	1230 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled

White Goods	Air Conditioners
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GURUKRUPA GANGAV

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 25000	INR 26000000	INR 29130000
1 BHK	INR 25000	INR 10275000	INR 11632500 to 11825000
2 BHK	INR 25000	INR 14175000	INR 16022500 to 18470000
3 BHK	INR 25000	INR 23625000	INR 26517500
4.5 BHK	INR 25000	INR 30750000	INR 34355000

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 1500000	NA

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

Transaction History

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

GURUKRUPA GANGAV

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
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Place	55
Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	36
Project	61
People	39
Amenities	54
Building	67
Layout	64
Interiors	63
Pricing	50
Total	61/100

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