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PROP REPORT



Gurukrupa Param

MahaRERA Number : P51900033706



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 Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

| Post Office | Police Station | Municipal Ward |
|-----------------|-------------------------|----------------|
| Kannamwar Nagar | Vikhroli Police Station | Ward S |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 110 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.3 Km**
- Vikas College Bus Stop **600 Mtrs**
- Vikhroli Railway Station **2 Km**
- Vikhroli Flyover **1.6 Km**
- Shushrusha Hospital **1.3 Km**
- Abhay International School **850 Mtrs**
- R City Mall **7.1 Km**
- Om Super Market **700 Mtrs**

LAND & APPROVALS

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

GURUKRUPA PARAM

BUILDER & CONSULTANTS

Over the years, from studio apartments, executive flats to premium family homes, the Gurukrupa Group has developed a reputation for building only quality structures. Their futuristic residential townships, shopping malls, commercial spaces & massive lifestyle communities graced some of the prime locations of Mumbai. By garnering a hands-on experience in real estate in the past 25 years they have been able to develop over 20 lakh sq. ft. of land for residential & commercial projects consisting of luxurious townships, modernise homes, advance commercial complexes, shopping centres & much more. The company endeavours to erect 3-5 lakh sq. ft. of aesthetic residential communities every year.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

GURUKRUPA PARAM

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-----------|--------------------|
| Completed on 31st December, 2024 | 0.19 Acre | 1 BHK,2 BHK,Studio |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens |

GURUKRUPA PARAM

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|-----------------------|---|----|---|-------------|----|
| A Wing | 2 | 22 | 4 | 1 BHK,2 BHK | 88 |
| B Wing | 2 | 22 | 4 | 1 BHK,2 BHK | 88 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

GURUKRUPA PARAM

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 326 - 400 sqft |
| 2 BHK | 528 sqft |
| 1 BHK | 326 - 400 sqft |

2 BHK

528 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

| | |
|---|---|
| Flooring | NA |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing | Anodized Aluminum / UPVC Window Frames,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen,Air Conditioners |

GURUKRUPA PARAM

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|
|---------------|---------------|-----------------|-----------|

| | | | |
|-------|----|----|------------------------|
| 1 BHK | -- | -- | INR 6300000 to 7500000 |
| 2 BHK | -- | -- | INR 9900000 |

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 0 | INR 0 |

| | |
|----------------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank |

Transaction History

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

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 | 48 |
| Connectivity | 83 |
| Infrastructure | 72 |
| Local Environment | 80 |
| Land & Approvals | 30 |
| Project | 61 |
| People | 46 |
| Amenities | 48 |

| | |
|------------------|---------------|
| Building | 57 |
| Layout | 51 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 57/100 |

GURUKRUPA PARAM

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