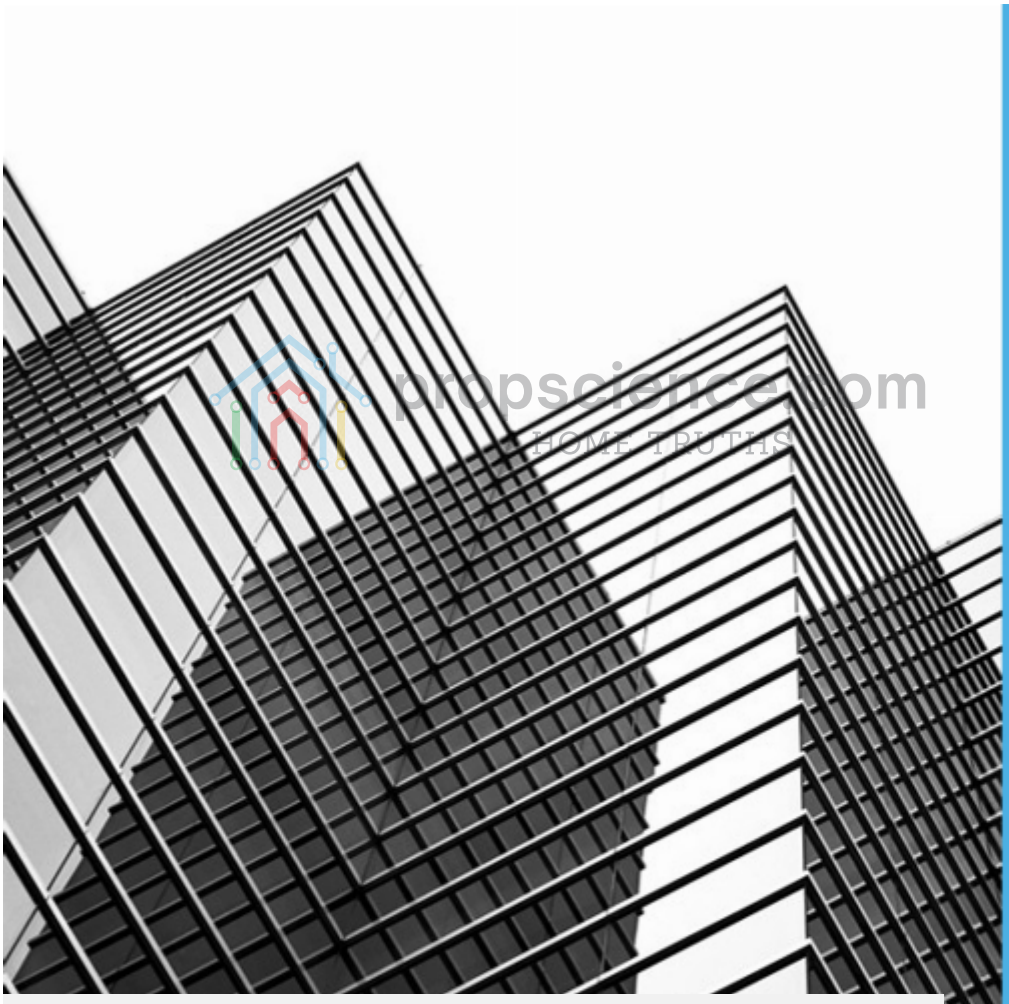
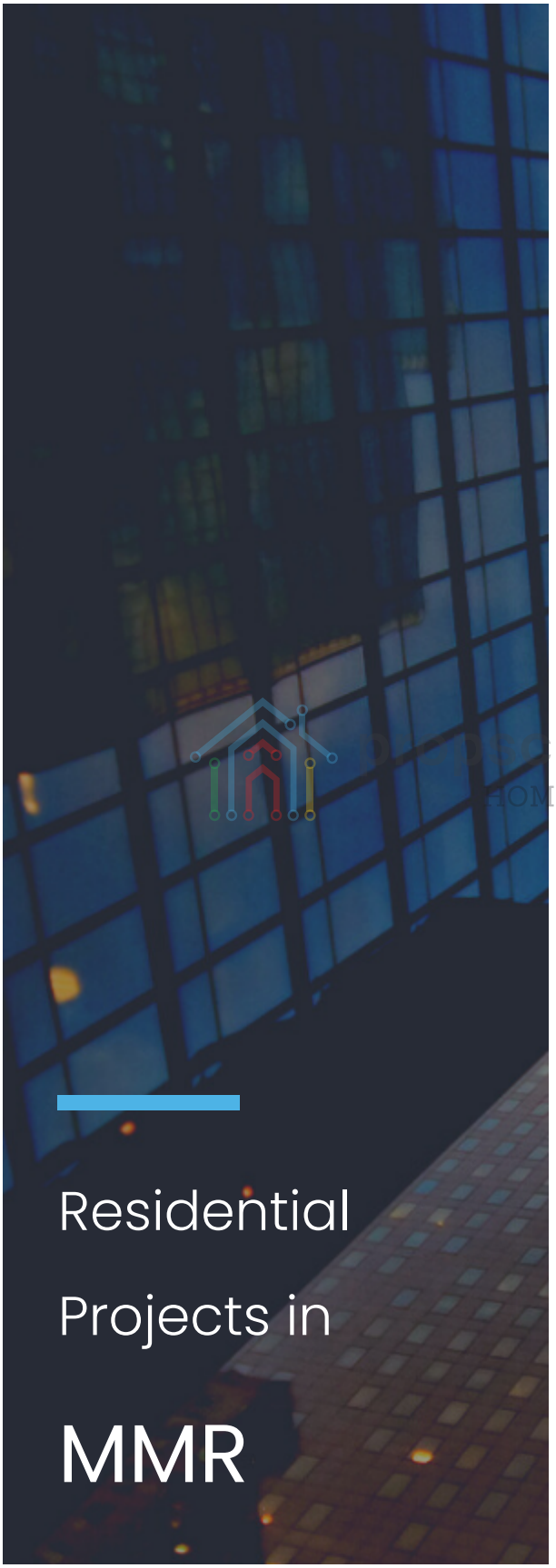
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PROP REPORT



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.

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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

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HOME TRUTHS

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

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HOME TRUTHS

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

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REALTRUTHS

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

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HOME TRUTHS

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

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HOME TRUTHS

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

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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

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Building	57
Layout	51
Interiors	63
Pricing	40
Total	**57/100**

GURUKRUPA PARAM

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HOME TRUTHS

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